

# Normans Close

Hillingdon • Middlesex • UB8 3RR  
Guide Price: £775,000



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A modern four double bedroom, two bathroom, detached family home situated on a quiet residential cul de sac close to Hillingdon hospital, just a short walk from Bishopshalt senior school and Brunel University. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars, and Piccadilly/Metropolitan line train station. The ground floor of the property comprises spacious entrance hall leading you into the 17ft living room, 24ft kitchen/dining room and W/C. To the first floor, there is the 12ft main bedroom with its en-suite, 13ft second bedroom, 11ft third bedroom, 11ft fourth bedroom and family bathroom. Outside, there is off street parking and a private rear garden that wraps around the house, and laid with artificial grass and a block-paved patio creating great space for outdoor enjoyment.

Four bedroom house

Detached

Sought after location

Modernised throughout

17ft living room

Downstairs W/C

24ft kitchen/dining room

12ft main bedroom with en-suite

Off street parking

Private rear garden

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

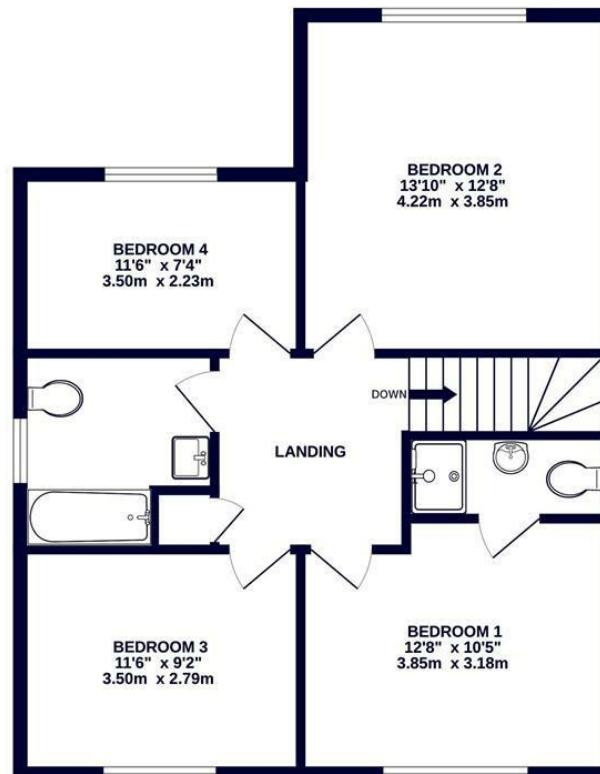




GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1347 sq.ft. (125.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
99-100	A	85	93
90-91	B		
80-81	C		
70-71	D		
60-61	E		
50-51	F		
40-41	G		
More energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.