

# Harlington Road

Hillingdon • Middlesex • UB8 3EY

Guide Price: £625,000



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A three bedroom, semi-detached house situated on Harlington Road, offering easy access to local schools, bus/road links including the M40 with its links to London and the Home Counties. Uxbridge town centre and Metropolitan/Piccadilly line station is a short drive away. The property comprises hallway with doors leading to the 12ft living room, 11ft dining room, 17ft kitchen/breakfast room and utility/shower room. To the first floor is the 11ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes, 6ft third bedroom and family bathroom. Outside there is off street parking and a private rear garden with an 18ft garage/store room.

Three bedroom house

Semi-detached

Extended

12ft living room

17ft kitchen breakfast room

Downstairs shower room with W/C

11ft main bedroom with fitted wardrobes

18ft garage/store room

Private rear garden

Off street parking

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.





### Property

A three bedroom house that has been extended, creating a spacious family home with generously proportioned rooms throughout creating an ideal family home. The property comprises hallway with doors leading to the 12ft living room, 11ft dining room, 17ft kitchen/breakfast room and utility/shower room. To the first floor is the 11ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes, 6ft third bedroom and family bathroom.

### Location

Harlington Road is a residential road in Hillingdon offering easy access to local schools including the Ofsted outstanding Hillingdon Primary School and the sought after Bishopshalt Senior School, bus/road links including the M40 with its links to London and the Home Counties along with Stockley Park and Heathrow Airport. Uxbridge town centre with its multitude of shops, bars, restaurants and Metropolitan/Piccadilly line station is a short drive away.

### Outside

This home offers ample off street parking for multiple cars whilst the landscaped, private rear garden has been mainly laid to lawn boarded by trees and shrubs. There is a block-paved patio area across the back of the house creating great space for outdoor enjoyment. To the rear of the garden, there is an 18ft garage/store room.



### Schools:

Hillingdon Primary 0.2 miles  
Bishopshalt Senior School 0.2 miles  
Swakeleys School for Girls 0.6 miles



### Train:

Uxbridge Train Station 1.3 miles  
Hillingdon Train Station 1.6 miles  
West Drayton Train Station 1.6 miles



### Car:

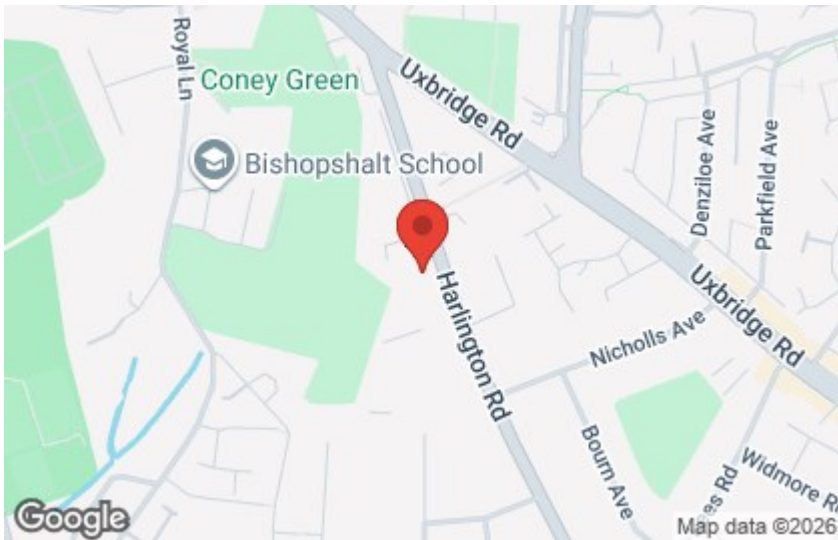
M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



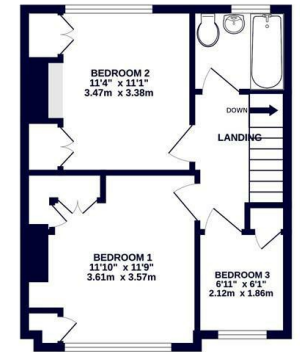
OUTBUILDING  
207 sq.ft. (19.3 sq.m.) approx.



GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR  
292 sq.ft. (26.4 sq.m.) approx.



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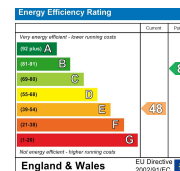
TOTAL FLOOR AREA: 1190 sq.ft. (110.5 sq.m.) approx.

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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