

# Park View Road

Hillingdon • Middlesex • UB8 3LL

Guide Price: £525,000



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A beautifully extended and modernised three-bedroom terraced house offered to the market, situated on a popular residential road in Hillingdon. The property has been thoughtfully updated throughout, making it ready to move straight in to, ideal for families and first-time buyers alike. Conveniently located for local shops and well-regarded schools including Stockley Academy, the property is also within easy reach of Uxbridge Town Centre with its wide variety of shops, restaurants, bus links, and Metropolitan/Piccadilly Line train station. The property is also ideally positioned just 0.9 miles from the Elizabeth Line, providing fast and convenient access into Central London and beyond. Heathrow Airport, Stockley Park, Brunel University London, and the M4 and M25 motorway networks with their links to London and the Home Counties are all just a short drive away.

Three bedroom house

Terraced

Extended

No onward chain

Loft room

Garden room

Downstairs shower and W/C

Close to the Elizabeth Line

Off street parking

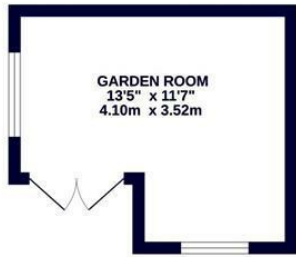
Close to Heathrow airport

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.





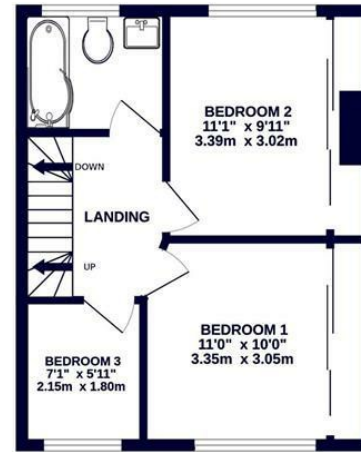
OUTBUILDING  
135 sq.ft. (12.5 sq.m.) approx.



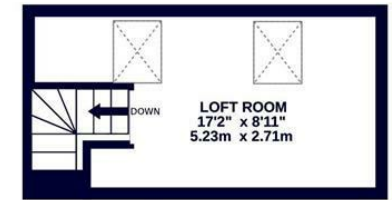
GROUND FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



2ND FLOOR  
151 sq.ft. (14.0 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - high running costs	F		
Least energy efficient - highest running costs	G		
		81	60
England & Wales		EPC Directive 2002/91/EC	

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.