



- Three bedroom semi detached home
- Extended
- Immaculate condition
- Two receptions rooms

40 Southfield Close, Hillingdon, Middlesex, UB8 3JJ

Guide Price £525,000

A beautifully presented three-bedroom extended semi-detached family home, ideally positioned within a quiet residential cul-de-sac and just a short walk from Bishopshalt Secondary School.



Property Description

PROPERTY

The property offers well-proportioned accommodation arranged over two floors, combining clean, contemporary interiors with a practical layout ideally suited to modern family living. The ground floor briefly comprises a welcoming entrance hall, a generous 12ft dining room, an impressive 17ft family room and a stylish 14ft modern fitted kitchen, providing excellent space for both everyday living and entertaining.

To the first floor are three good-sized bedrooms and a modern family bathroom, offering comfortable and versatile accommodation for the whole family.

Thoughtfully extended to provide additional living space, the property has been maintained and presented to a high standard throughout, creating a warm and welcoming home from the moment you step inside. The peaceful cul-de-sac location further enhances the appeal, whilst still being conveniently positioned for local schools, amenities and transport links.

OUTSIDE

Externally, the property benefits from a block-paved driveway to the front, providing ample off-street parking, together with a shared driveway giving access to the garage. To the rear is a private and well-maintained garden, featuring a combination of decking, lawn and patio areas, providing an excellent space for outdoor entertaining, relaxing and family enjoyment.

LOCATION

Southfield Close is a highly sought-after residential cul-de-sac, ideally positioned just off Harlington Road and within easy walking distance of a number of highly regarded local amenities and schools. Hillingdon Primary School, Bishopshalt School, Hillingdon Hospital and Brunel University are all conveniently close by. The area is well served by a number of local bus routes, providing easy access into Uxbridge town centre, which offers an excellent selection of shops, restaurants, cafés and bars. The property is also approximately a two-minute walk from the A10 bus route, providing convenient connections towards Stockley Park and Heathrow Airport.

For commuters, the area offers excellent road links, with the M4, M25 and A40 all within a short drive, providing straightforward access towards Central London and the Home Counties.





Southfield Close

Approximate Gross Internal Floor Area = 86.6 sq m / 932 sq ft

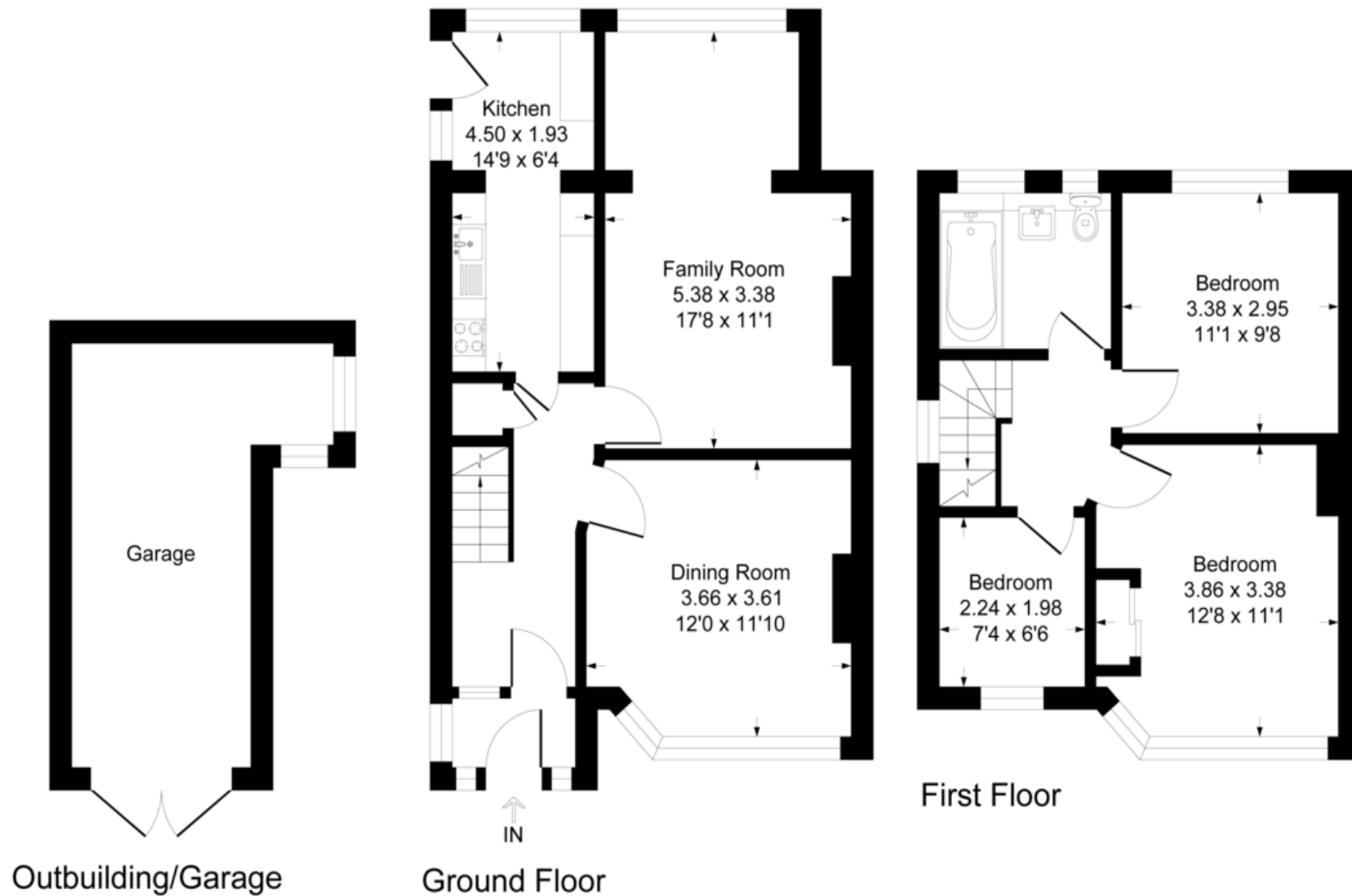


Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.