

Alpha Road

Hillingdon • Middlesex • UB10 0QP

Guide Price: £535,000



coopers
est 1986

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Offered to the market is this well presented three bedroom end of terrace home benefiting from off street parking, a secluded rear garden and a garage. The property comprises of a large through lounge spanning 19feet, the rear of the property is the well designed kitchen dining area comprising of ample storage and worktop space along with direct access to the rear garden. Upstairs comprises of a large family bathroom, two large double bedrooms with built in wardrobes along with a further bedroom. The property is bright and airy throughout and makes for a great family home in a prime location nearby to numerous amenities, highly regarded schools and ample transport links.

End terrace

Three sizable bedrooms

Good condition throughout

Garage

Off street parking

Private rear garden

Open plan kitchen / dining area

Nearby to highly regarded schools

Walking distance to numerous amenities

Easy access to transport links

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.

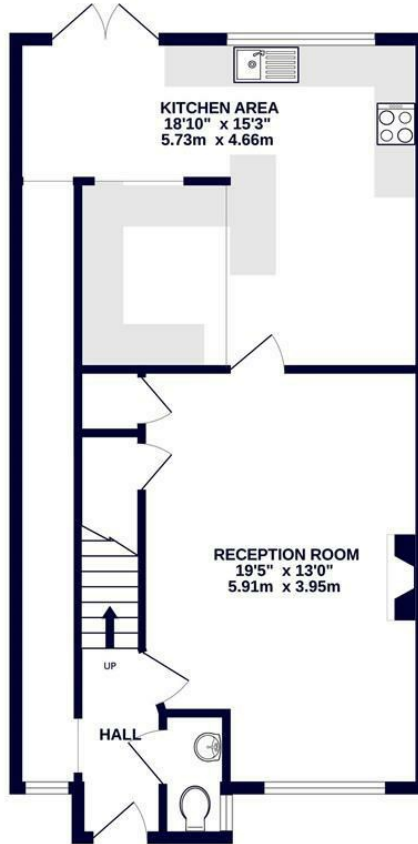




OUTBUILDING
137 sq.ft. (12.8 sq.m.) approx.



GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 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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**109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ**
hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk

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 - higher running costs	F		
Least energy efficient - highest running costs	G		

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.