

# Park View Road

Hillingdon • Middlesex • UB8 3LL  
Guide Price: £440,000



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# Park View Road

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A three bedroom, semi-detached home situated on Park View Road, a popular residential road which is conveniently located for local shops, schools and within easy reach of Uxbridge Town Centre. The property comprises of a downstairs W/C, 9ft kitchen, 16ft living room, 10ft dining room and utility room. The first floor comprises 14ft main bedroom, 8ft second bedroom, 11ft third bedroom, and family bathroom. Outside there is off street parking and a landscaped private rear garden.

Three bedroom house

Semi-detached

Extended

16ft living room

9ft kitchen

10ft dining room

Downstairs W/C

14ft main bedroom

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.





## Property

A three bedroom house that has already been extended creating an ideal family home. The ground floor of the property comprises entrance hall, W/C room, 9ft kitchen, 16ft living room, 10ft dining room and utility room. To the first floor, you will find the 14ft main bedroom, 8ft second bedroom with fitted storage, 11ft third bedroom, and family bathroom.

## Location

Park View Road is a popular residential road in Hillingdon which is conveniently located for local shops, schools including Stockley Academy and within easy reach of Uxbridge Town Centre with its variety of shops, restaurants, bus links and Metropolitan/Piccadilly train station. Heathrow airport, Stockley Park, Brunel University and the M4 and M25 with their links to London and the Home Counties are just a short drive away.

## Outside

The front garden has been designed for low maintenance with a large paved driveway providing off-street parking. To the rear block paved patio across the rear of the house and a lawn area, creating a very low maintenance feel.



### Schools:

Colham Manor Primary School 0.2 miles  
 St Matthew's CofE Primary School 0.8 miles  
 Hillingdon Primary School 0.8 miles



### Train:

West Drayton station 0.9 miles  
 Hayes & Harlington station 2.0 miles  
 Uxbridge station 2.0 miles



### Car:

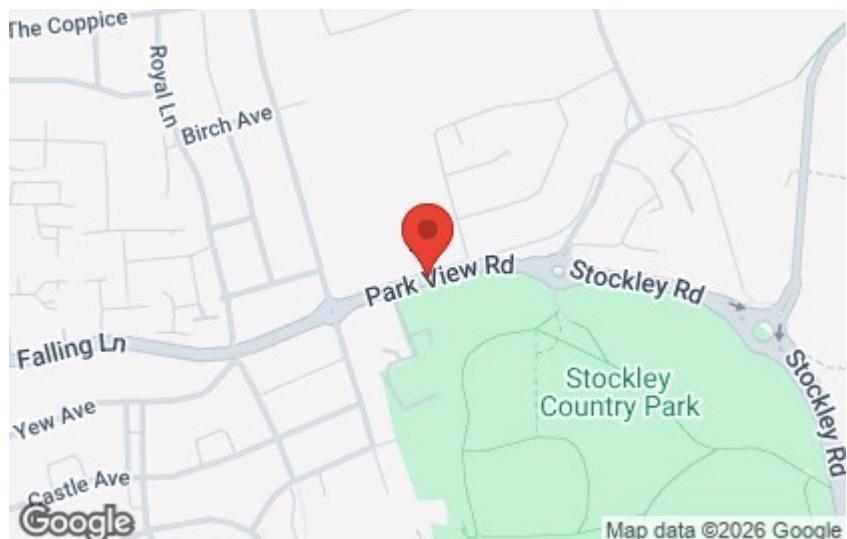
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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GROUND FLOOR  
 480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR  
 365 sq.ft. (33.9 sq.m.) approx.



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TOTAL FLOOR AREA : 845 sq.ft. (78.5 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 equipment have not been tested and no guarantee is given as to their operability or efficiency. Made with Metropix ©2025



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
99-100 A	
95-98 B	
90-94 C	
85-89 D	61
80-79 E	73
75-70 F	
70-60 G	
All 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.