

# Hilliards Road

Uxbridge • Middlesex • UB8 3TA  
Guide Price: £700,000



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# Hilliards Road

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Offered to the market is this stunning four bedroom detached chalet bungalow, ready for a family to move straight into. The property benefits from four sizable bedrooms, two bathrooms, a large open plan kitchen dining area fantastic for entertaining along with the added luxury of no onward chain. Hilliards Road is just a stone's throw from numerous amenities, easy access to transport links via Uxbridge Metropolitan and Piccadilly line services and West Drayton newly opened Elizabeth Line. The property is a short stroll away from highly regarded local schools making this a fantastic opportunity for a growing family.

Four sizable bedrooms

Detached chalet bungalow

Immaculate condition throughout

Ample off street parking

Open plan kitchen / diner

1,700 SQFT

No onward chain

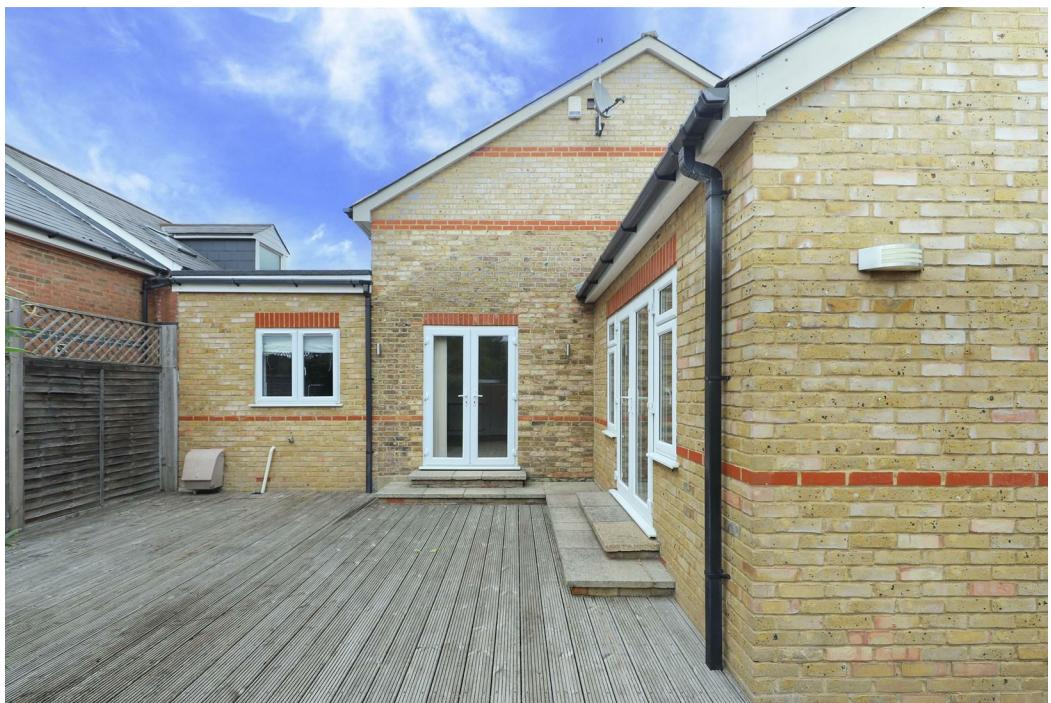
Walking distance to local amenities

Closeby to highly regarded schools

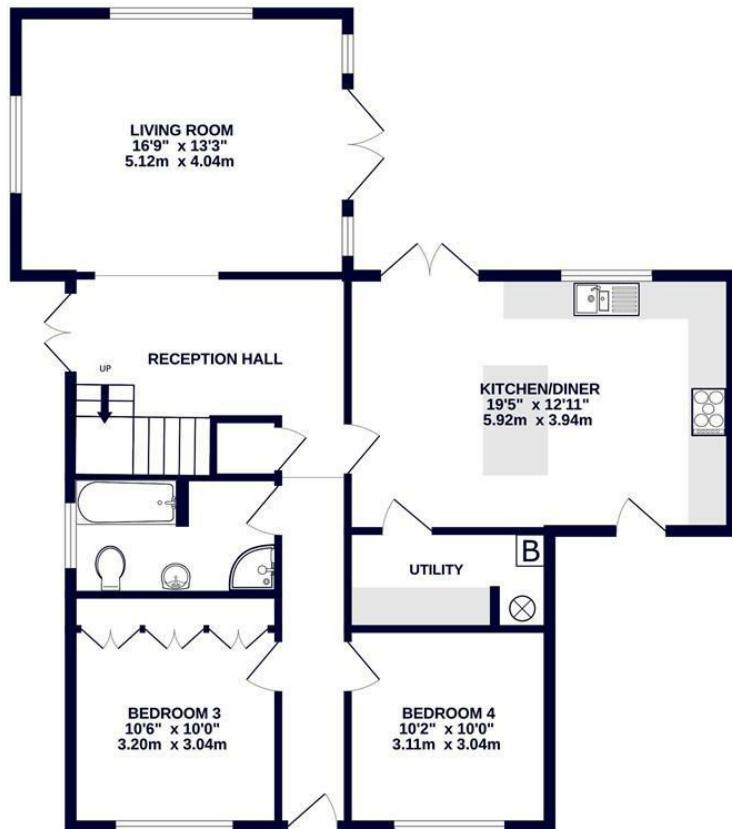
Easy access to numerous transport links

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.

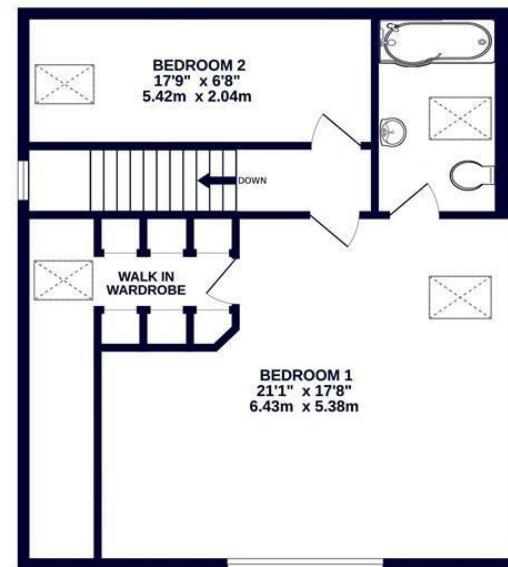




GROUND FLOOR  
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.8 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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2014: A	
2014: B	73
2014: C	80
2014: D	
2014: E	
2014: F	
2014: 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.