

Hubbards Close

Hillingdon • Middlesex • UB8 3HB
Offers In Excess Of: £500,000



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Hubbards Close

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A three bedroom, end-terraced house situated on Hubbards Close, a popular residential cul-de-sac in Hillingdon which is conveniently located for local shops, schools, Stockley Park and within easy reach of Uxbridge Town Centre, with its variety of shops, restaurants, bus links, and Metropolitan/Piccadilly train station. The property comprises 17ft living/dining room, 9ft kitchen and a downstairs W/C. The first floor comprises 14ft main bedroom, 11ft second bedroom, 11ft third bedroom and family bathroom. Outside there is on street parking and private rear garden that has been mainly laid to lawn.

Three bedroom house

End-terraced

Potential to extend (S.T.P)

Downstairs W/C

No onward chain

17ft living/dining room

9ft kitchen

14ft main bedroom with fitted wardrobes

Allocated 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 spacious three-bedroom end-terraced home presents an exciting opportunity, with potential to extend (subject to the usual planning consents). The ground floor has been thoughtfully arranged to maximize space and functionality, featuring a convenient downstairs W/C, a generous 17ft open-plan living/dining room, and a 9ft fitted kitchen. Upstairs, the property comprises a well-proportioned 14ft main bedroom with fitted wardrobes, an 11ft second bedroom, an 11ft third bedroom, and a family bathroom.

Location

Hubbards Close is a popular residential cul-de-sac in Uxbridge which is conveniently located for local shops, schools 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 Business Centre and Golf Club, Brunel University and the M4 and M25 with their links to London and the Home Counties are all just a short drive away.

Outside

Externally, the property benefits from its own private pathway entrance and on-street parking. The landscaped rear garden is mainly laid to lawn and bordered by mature shrubs and plants, offering a sense of seclusion. A paved patio area to the rear of the house provides an ideal space for outdoor entertaining.



Schools:

West Drayton Station 1.2 miles
 Hayes & Harlington Station 1.8 miles
 Uxbridge Station 2.1 miles



Train:

Hillingdon Manor School 0.2 miles
 Colham Manor Primary School 0.3 miles
 Moorcroft School 0.4 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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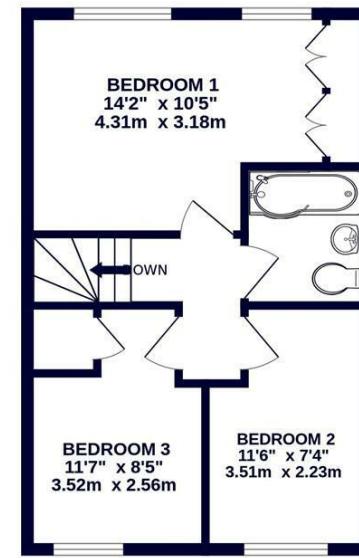
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GROUND FLOOR
 409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR
 406 sq.ft. (37.7 sq.m.) approx.



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TOTAL FLOOR AREA : 814 sq.ft. (75.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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	Potential
Very energy efficient - lower running costs			
98-100 A	A		
95-97 B	B		
90-94 C	C		
85-89 D	D		
80-84 E	E		
75-79 F	F		
70-66 G	G		
More energy efficient - higher running costs			
EU Directive 2020/874/EU			

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.