

Hambleton Close

Hillingdon • Middlesex • UB8 3UD

Guide Price: £415,000



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est 1986

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A well-maintained and spacious two-bedroom terraced house situated on a popular cul-de-sac in Hillingdon. The ground floor boasts a generous 21ft lounge, an 11ft kitchen, and a 9ft conservatory.

Upstairs, there are two well-proportioned 11ft bedrooms and a modern family bathroom. The loft has been thoughtfully converted into a functional space, currently serving as a home office. Outside, the property benefits from a low-maintenance gravelled front and a private rear garden, mainly laid with artificial lawn.

Two bedroom house

Terraced

Extended

Good condition throughout

Loft room

Cul-de-sac location

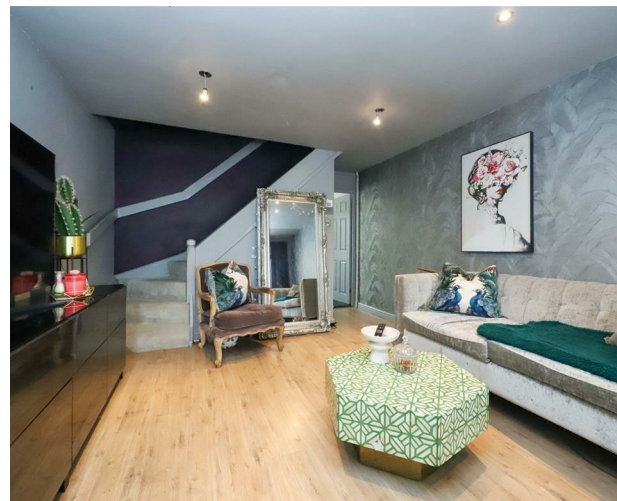
21ft lounge

11ft kitchen

9ft conservatory

Great 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.





Property

A spacious and well-presented two-bedroom terraced home situated in a quiet cul-de-sac. The property has been well-maintained by the current owner, making it move-in ready. The ground floor features a generous 21ft lounge, an 11ft kitchen, and a 9ft conservatory. Upstairs, you'll find two well-sized 11ft bedrooms and a modern family bathroom. Additionally, the loft has been converted into a versatile room, currently used as a home office.

Location

Hambledon Close is a sought after residential close located just off Lees Road offering easy access to a number of local amenities including local shops, bus links, Hillingdon Hospital, Stockley Business Park, Heathrow Airport, Brunel University and a number of road links including the M40, M25 and M4 with their links to London and the Home Counties. There are a number of sought after schools including Hillingdon Primary, Bishopshalt Senior School and Swakeleys School for Girls in close proximity while Uxbridge Town Centre with its numerous shops, restaurants, bars and Piccadilly/Metropolitan line train station is located approximately a mile away.

Outside

To the front of the property has been gravelled for low maintenance. To the rear of the house there is a private garden that is mostly laid with artificial lawn.



Schools:

Hillingdon Primary School 0.3 miles away
 St Bernadette Catholic Primary School 0.9 miles away
 Bishopshalt School 0.6 miles away



Train:

West Drayton station 1.5 miles away
 Uxbridge station 1.8 miles away
 Hillingdon station 1.9 miles away



Car:

M4, A40, M25, M40



Council Tax Band:

D

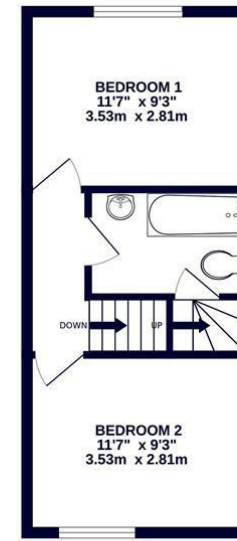
(Distances are straight line measurements from centre of postcode)



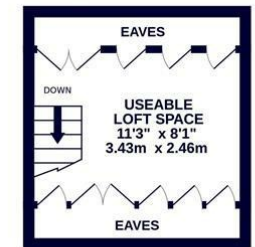
GROUND FLOOR
 406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
 214 sq.ft. (20.1 sq.m.) approx.



2ND FLOOR
 136 sq.ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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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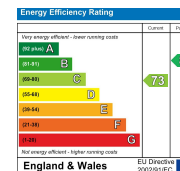
coopers
 est 1986

01895 230 103

109 Hillingdon Hill, Hillingdon Village,
 Middlesex, UB10 0JQ

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



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