

# Craig Drive

Hillingdon • Middlesex • UB8 3HL

Guide Price: £500,000



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est 1986

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A three bedroom, semi-detached house situated on Craig Drive, a popular cul-de-sac, that requires some updating creating the opportunity for buyers to both modernise and extend (S.T.P) to create their ideal family home. The ground floor of the property comprises 13ft living room, 12ft dining room and 12ft kitchen. The first floor comprises 13ft main bedroom, 13ft second bedroom, 9ft third bedroom, family bathroom and separate W/C. Outside, there is potential to create off street parking and a south-facing private rear garden mainly laid to lawn.

Three bedroom house

Semi-detached

Cul-de-sac location

No onward chain

13ft living room

12ft kitchen

13ft main bedroom

16 ft garage

South-facing private rear garden

On street parking

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 been offered to the market with no onward chain and the potential to text subject to the usual planning consents. The property comprises spacious entrance hall, 13ft living room, 12ft dining room and 12ft kitchen. To the first floor, you will find the 13ft main bedroom with fitted wardrobes, 13ft second bedroom with fitted wardrobes, 9ft third bedroom with fitted wardrobes, family bathroom and separate W/C.

### Location

Craig Drive is a popular residential road in Hillingdon 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

The property has on street parking with the potential to create off street parking with a side access leading to the 16ft garage and double gates to the garden to park a car. The south-facing landscaped private rear garden has been mainly laid to lawn with a patio area across the back of the house creating great space for outdoor enjoyment.





### Schools:

Colham Manor Primary School 0.4 miles  
Hillingdon Primary School 0.7 miles  
Bishopshalt Senior School 0.9 miles



### Train:

West Drayton station 1.3 miles  
Hayes and Harlington station 1.7 miles  
Uxbridge station 2.2 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
148 sq.ft. (13.8 sq.m.) approx.



GROUND FLOOR  
465 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.2 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	Target
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	03/09/2025	10/10/2025

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.