

Weald Road

Hillingdon • Middlesex • UB10 0HQ
Guide Price: £515,000



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Weald Road

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A three bedroom semi detached house situated on Weald Road, part of the ever popular Silver Estate which is one of Hillingdon's most sought after locations, offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded schools. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre with its multitude of shopping facilities, bars and restaurants. The ground floor comprises 15ft living room and 15ft kitchen/diner. To the first floor there is a 12ft main bedroom, 10ft second bedroom, 6ft third bedroom and family bathroom. Outside there is off street parking and private rear garden.

Three bedroom house

Semi detached

Sought after location

Potential to extend (S.T.P)

15ft kitchen/diner

15ft living room

12ft main bedroom

10ft second bedroom

Private rear garden

Off 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 well presented and spacious three bedroom semi detached house situated on a popular residential road in Hillingdon, offering potential to extend subject to the usual planning consents. The ground floor comprises 15ft living room and 15f kitchen/diner. To the first floor there is a 12ft main bedroom, 10ft second bedroom, 6ft third bedroom and family bathroom.

Location

Weald Road is located on the ever popular Silver Estate which is one of Hillingdon's most sought after locations, offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded schools including St Bernadettes, Oak Farm and Bishopshalt senior school. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre with its multitude of shopping facilities, bars and restaurants.

Outside

The front of the property has been paved creating off street parking whilst the private rear garden is mainly laid to lawn.



Schools:

St Bernadette Catholic Primary School 0.2 miles
 Hillingdon Primary School 0.4 miles
 Bishopshalt School 0.4 miles



Train:

Hillingdon station 1.1 miles
 Uxbridge station 1.2 miles
 Ickenham station 1.7 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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01895 230 103

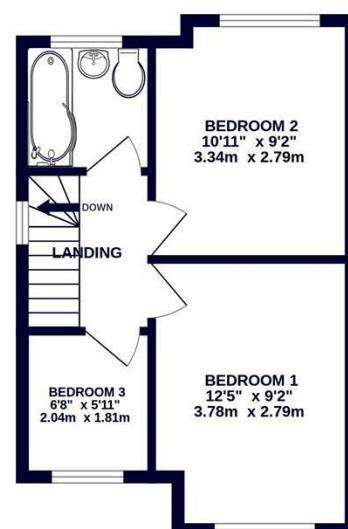
109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk

GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.

1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.5 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, fixtures and appliances 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	
88 (A)	88
87 (A)	
86 (A)	
85 (A)	
84 (B)	64
83 (B)	
82 (B)	
81 (B)	
80 (C)	
79 (C)	
78 (D)	
77 (D)	
76 (E)	
75 (E)	
74 (F)	
73 (F)	
72 (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.