

Bryony Close

Hillingdon • Middlesex • UB8 3RB
: £535,000



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A generously proportioned and extended three bedroom terraced house, situated on a popular cul de sac in Hillingdon. The ground floor features a porch, a spacious 21ft living room, a separate sitting room and dining room and a fitted kitchen. The first floor comprises two generous double bedrooms, an 8ft third bedroom, a family bathroom, and a separate WC. Externally, the property benefits from a 72 sq ft outbuilding/store with its own WC, offering additional storage or potential workspace. To the front of the house there is a paved driveway providing off-street parking directly in front of the house, bordered by low brick walls and a decorative metal gate. There is covered side passage providing convenient access to the rear of the property. The rear garden is a low-maintenance, featuring a central lawn bordered by paved pathways and a patio across the rear of the house.

Three bedroom house

Terraced

Extended

Side access

Generously proportioned rooms

Porch

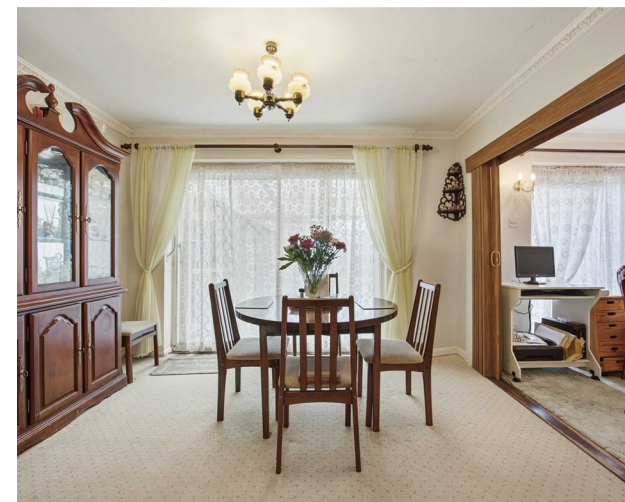
Cul de sac location

Great transport links

No chain

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.

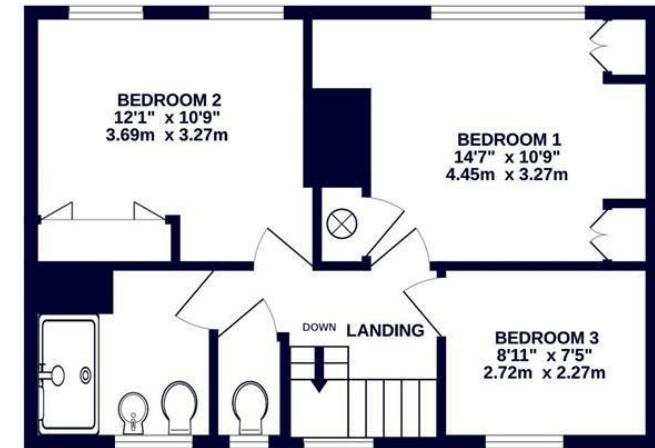
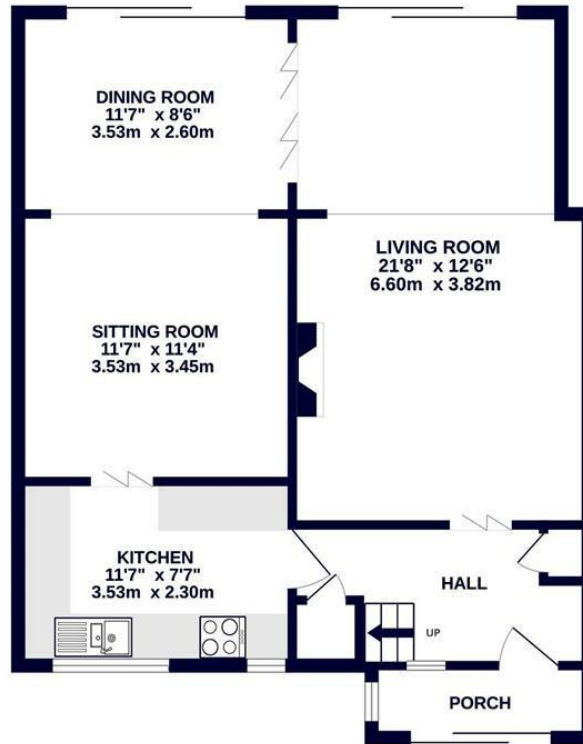
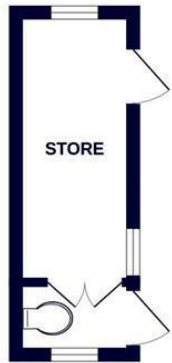




OUTBUILDING
72 sq.ft. (6.7 sq.m.) approx.

GROUND FLOOR
680 sq.ft. (63.1 sq.m.) approx.

1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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		
Energy efficient - lower running costs	Current	Target
Very energy efficient (A)		
Energy efficient (B)		
Decent (C)		
Below average (D)		
Below average (E)		
Below average (F)		
Not energy efficient - higher running costs (G)		
England & Wales EPC Standard 2020/01/01		

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.