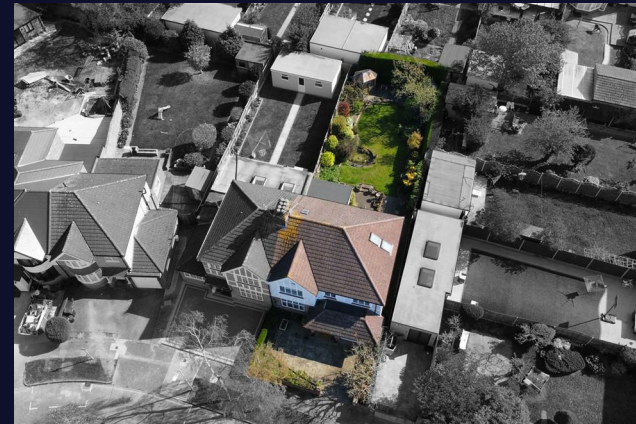


# Dorset Way

Hillingdon Village • Middlesex • UB10 0JR  
Offers In Excess Of: £900,000



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# Dorset Way

Hillingdon Village • Middlesex • UB10 0JR

A fabulous five bedroom, two bathroom "Warren" built semi detached house situated on Dorset Way, a sought after residential cul-de-sac in the heart of Hillingdon Village. There are a number of well regarded schools and recreational facilities in close proximity along with Uxbridge town centre with its wide range of shops, restaurants, bars and tube station. The ground floor of the property comprises generous hallway with doors leading to the 14ft dining room, 25ft living room, 17ft kitchen/breakfast room, W/C and 16ft garage. To the first floor there is a 14ft main bedroom with fitted wardrobes, 12ft second bedroom with fitted wardrobes, 10ft third bedroom, family shower room, 9ft fourth bedroom, 8ft fifth bedroom and family bathroom. Outside there is off street parking and private rear garden.

Five bedroom house

Semi detached

Hillingdon Village

No onward chain

25ft living room

17ft kitchen/breakfast room

14ft main bedroom with fitted wardrobes

16ft garage

Off street 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 fabulous five bedroom, two bathroom "Warren" built semi detached house that has been extended to both the side and the rear creating a spacious and flexible family home. The ground floor of the property comprises generous hallway with doors leading to the 14ft dining room, 25ft living room, 17ft kitchen/breakfast room, W/C and 16ft garage. To the first floor there is a 14ft main bedroom with fitted wardrobes, 12ft second bedroom with fitted wardrobes, 10ft third bedroom, family shower room, 9ft fourth bedroom, 8ft fifth bedroom and family bathroom.

### Outside

The front of the property has been paved throughout creating own driveway to the 16ft garage. To the rear is the east facing garden which includes a patio area across the rear of the property that leads to an expanse of lawn with a pond alongside a variety of trees and shrubs to the border.

### Location

Dorset Way is a sought after residential cul-de-sac in the heart of Hillingdon Village, where properties rarely become available. There are a number of well regarded schools in close proximity including Bishopshalt senior and recreational facilities that include Hillingdon Golf Club and the picturesque Court Park to name a couple. Uxbridge town centre with its wide range of shops, restaurants, bars and tube station is approximately one mile away along with the A40/M40M4 and M25.



### Schools:

Bishopshalt School 0.3 miles  
 Uxbridge High School 0.5 miles  
 ACS Hillingdon International School 0.6 miles



### Train:

Uxbridge Station 1.1 miles  
 Hillingdon Station 1.4 miles  
 West Drayton Station 1.9 miles



### Car:

M4, A40, M25, M40



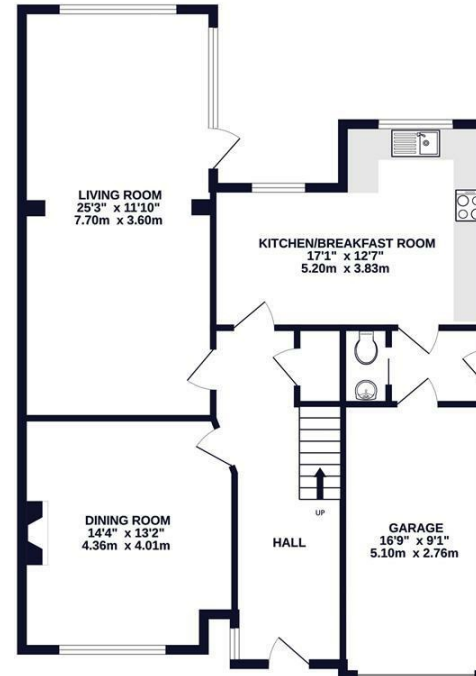
### Council Tax Band:

F

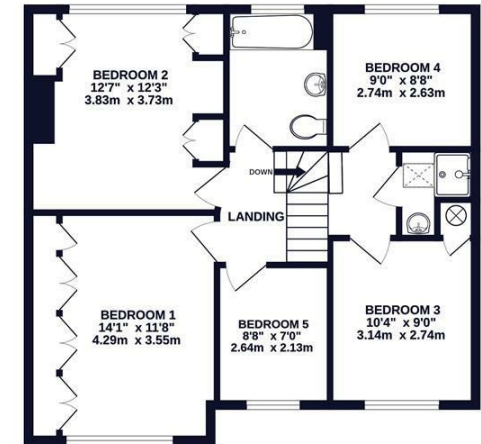
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 999 sq.ft. (92.8 sq.m.) approx.



1ST FLOOR  
 693 sq.ft. (64.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1692 sq.ft. (157.2 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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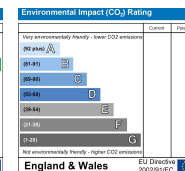
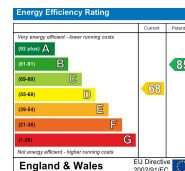
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.