

Abingdon Close

Hillingdon • Middlesex • UB10 0BU
Guide Price: £700,000



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A three bedroom detached house situated on Abingdon Close, a sought after, tree lined, residential cul-de-sac in North Hillingdon situated opposite the beautiful Court Park. There are well regarded schools in close proximity along with Uxbridge town centre with its array of shops, restaurants, bars and Metropolitan/Piccadilly line train station is located just under a mile away. Accommodation to the ground floor boasts an entrance hall with doors leading to the 21ft lounge/diner, 11ft kitchen and downstairs shower room. To the first floor there is a 15ft main bedroom, 14ft second bedroom, 11ft third bedroom and family bathroom. Outside there is own drive to garage and private rear garden.

Three bedroom house

Detached

North Hillingdon

Cul-de-sac

No onward chain

21ft lounge/diner

11ft kitchen

15ft main bedroom

Private rear garden

Own drive to garage

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

Nestled away on one of North Hillingdon finest roads, a fabulous three bedroom home comes to the market offering generously proportioned rooms. Accommodation to the ground floor boasts an entrance hall with doors leading to the 21ft lounge/diner, 11ft kitchen and downstairs shower room. To the first floor there is a 15ft main bedroom, 14ft second bedroom, 11ft third bedroom and family bathroom.

Outside

The front of the property has been landscaped creating a large lawned area and driveway which leads to the 14ft garage whilst the private rear garden is mainly laid to lawn.

Location

Abingdon Close is a sought after, tree lined, residential cul-de-sac in North Hillingdon situated opposite the beautiful Court Park with its tennis courts, playing fields and bowls club. There are well regarded schools in close proximity including St Helens private school, St Bernadette Catholic School, Oak Farm and Bishopshalt senior school. Uxbridge town centre with its array of shops, restaurants, bars and Metropolitan/Piccadilly line train station is located just under a mile away while the A40/M40 and M4 with their links to London and the Home Counties is a short drive away.



Schools:

St Bernadette Catholic Primary School 0.3 miles
 St Helen's College 0.4 miles
 Swakeleys School for Girls 0.5 miles



Train:

Hillingdon station 0.9 miles
 Uxbridge station 1.0 miles
 Ickenham station 1.5 miles



Car:

M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



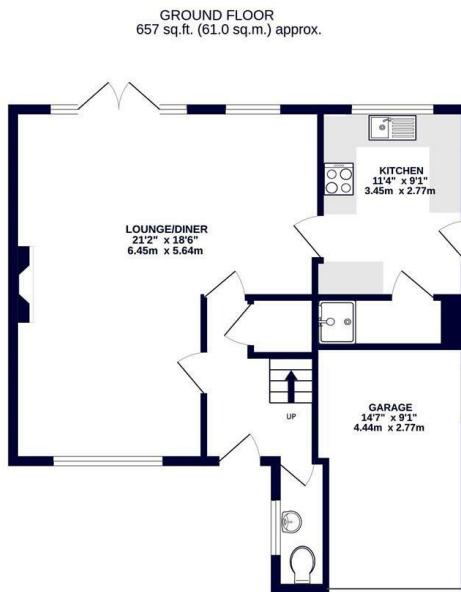
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01895 230 103

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

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 1234 sq.ft. (114.6 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floor plan, 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
Very energy efficient - lower running costs	
85-100 A	
80-89 B	
76-79 C	
72-75 D	
68-69 E	
64-67 F	
60-59 G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	85

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.