

Gresham Road

Hillingdon • Middlesex • UB10 0HT
Offers In Excess Of: £600,000



coopers
est 1986

Gresham Road

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An extended, three bedroom, semi-detached home situated on Gresham Road offered to the market with generously proportioned rooms throughout. 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. The ground floor of the property comprises porch, 23ft living room, 20ft kitchen/diner, 10ft play room and an additional W/C/shower room. To the first floor, there is the 12ft main bedroom with fitted wardrobes, 10ft second bedroom, 7ft third bedroom and family bathroom. Outside, the property benefits from off street parking and a south-facing private rear garden mainly laid to lawn with a patio area across the back of the house. To the rear of the garden, there is the 19ft garden store.

Three bedroom house

Semi-detached

Extended

Sought after location

23ft living room

20ft kitchen/dining room

12ft main bedroom with fitted wardrobes

South-facing private rear garden

19ft garden store

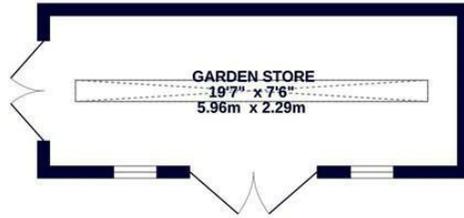
Off street parking

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.





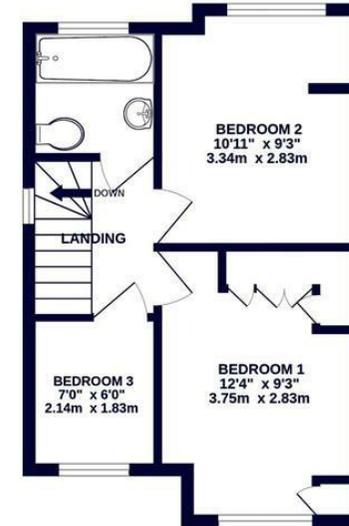
OUTBUILDING
147 sq.ft. (13.6 sq.m.) approx.



GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.2 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	
Energy efficient - lower running costs	Costs
A	£100-150
B	£100-150
C	£100-150
D	£100-150
E	£100-150
F	£100-150
G	£100-150
Not energy efficient - higher running costs	

Current Rating: **B2**
Potential Rating: **49**

England & Wales
EPC Directive 2002/91/EC

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.