

Craig Drive

Hillingdon • Middlesex • UB8 3HL
Guide Price: £575,000



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A three bedroom, semi-detached home offered to the market with generously proportioned rooms throughout and the potential to extend subject to the usual planning consents. Situated on Craig Drive, a popular cul-de-sac, in Hillingdon which is conveniently located for local shops, schools and within easy reach of Uxbridge Town Centre, bus links and Metropolitan/Piccadilly train station. Heathrow airport, the M4 and M25 with their links to London and the Home Counties are all just a short drive away. The ground floor of the property comprises 14ft living room, 13ft dining room, 13ft kitchen and utility room. To the first floor, there is the 12ft main bedroom with fitted wardrobes, 13ft second bedroom with fitted wardrobes, 9ft third bedroom with fitted storage and family bathroom with the separate W/C. Outside, there is off street parking and private rear garden with a block-paved patio area. To the side, there is the 16ft garage.

Three bedroom house

Semi-detached

Cul-de-sac location

14ft living room

13ft kitchen

Utility room

12ft main bedroom with fitted wardrobes

16ft garage

Off street parking

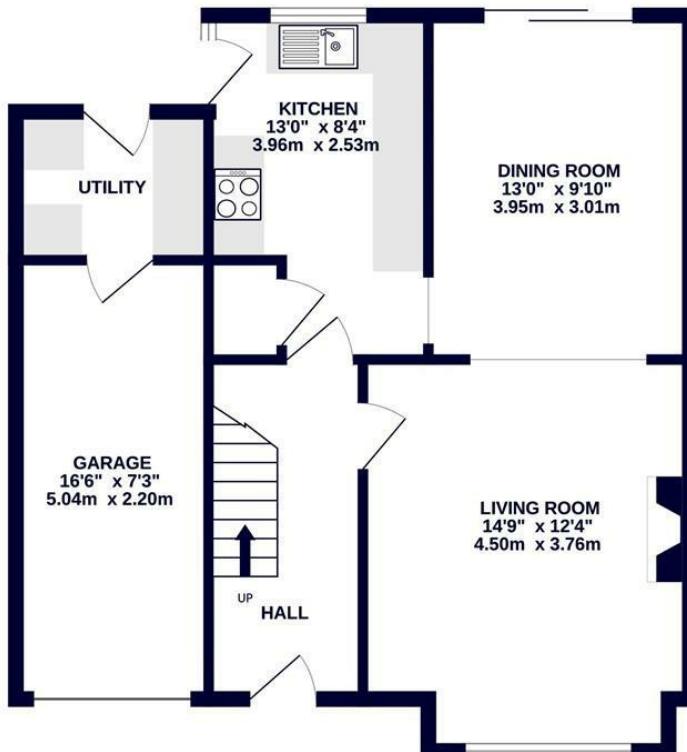
Private rear garden

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.

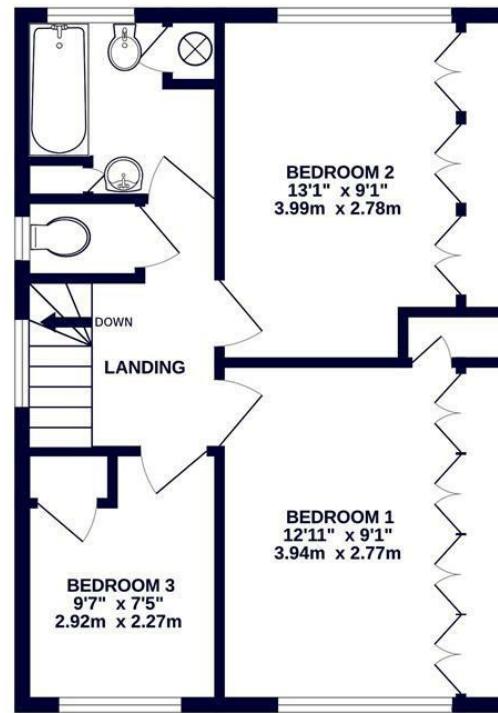




GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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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109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ

hillingdon@coopersresidential.co.uk

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2014/15 A	A
2014/15 B	B
2014/15 C	C
2014/15 D	D
2014/15 E	E
2014/15 F	F
2014/15 G	G
More energy efficient - higher running costs	
EU 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.