

Hillingdon Hill

Hillingdon • Middlesex • UB10 0JD

Offers In Excess Of: £800,000



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A rare opportunity to purchase an extended and flexible three bedroom detached "Warren" built house that has been modernised and benefits from a self contained one bedroom annexe with further potential to extend (S.T.P). You enter into a spacious hallway with a door leading into the 15ft living room that is open plan to the 12ft dining room with double doors leading into the 18ft kitchen / breakfast room with separate utility room. There is also a ground floor W.C and office. To the first floor there is a 14ft main bedroom, 12ft second bedroom, 8ft third bedroom and family bathroom. Outside there is off street parking and a south facing rear garden. The annexe is accessed via a private door and offers a 20ft living area, 12ft bedroom and shower room.

Three bedroom house

Detached

Warren built

Separate one bedroom annexe

Extended

Office

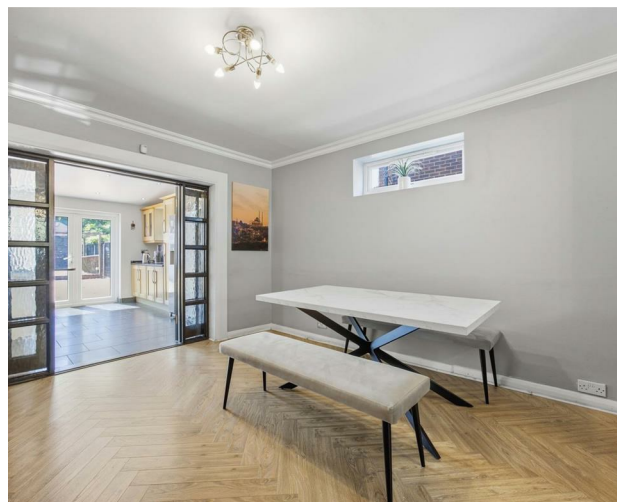
Ground floor W.C

Own driveway

Off street parking

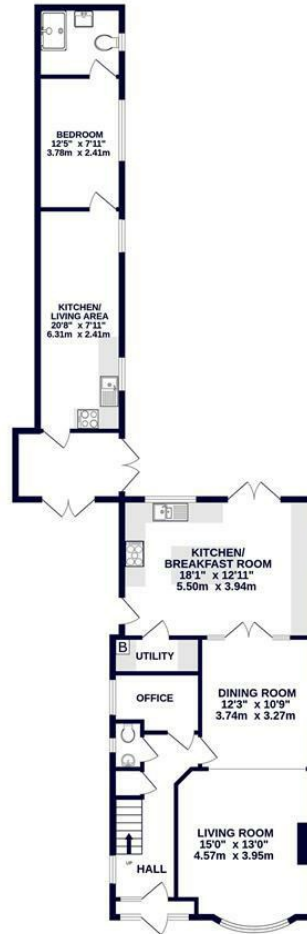
South facing rear garden

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.

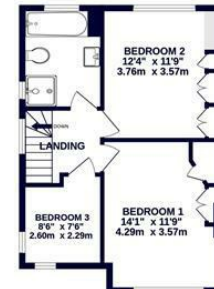




GROUND FLOOR
1152 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



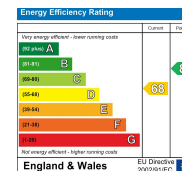
TOTAL FLOOR AREA : 1690 sq.ft. (157.0 sq.m.) approx.

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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