

Peel Way

Hillingdon • Middlesex • UB8 3RN
Offers In Excess Of: £535,000



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Peel Way

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A three bedroom "Warren" built, semi-detached house situated on a quiet residential road close to Hillingdon hospital, just a short walk from Bishopshalt senior school, Hillingdon hospital and Brunel University. The property is generously proportioned and comprises 13ft living room, 11ft dining room, 8ft kitchen, 7ft snug, utility room and downstairs W/C / wetroom. The first floor comprises 13ft main bedroom, 12ft second bedroom, 9ft third bedroom, and family shower room. Outside there is off street parking, a private rear garden mainly laid to lawn with a 15ft garage and 12ft workshop. There is a rear gate at the end of the garden that opens onto Brunel University playing fields.

Three bedroom house

Semi-detached

Sought after location

Potential to extend (S.T.P)

13ft living room

Downstairs W/C / wetroom

13ft main bedroom with fitted wardrobes

15ft garage

Private rear garden

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.





Property

A three bedroom, semi-detached, "Warren" built family home that offers generously proportioned rooms throughout and the potential to extend subject to the usual planning consents. The ground floor comprises porch, spacious entrance hall with doors leading to the 13ft living room, 11ft dining room, 8ft kitchen, 7ft snug, utility room and separate downstairs W/C / wetroom. The first floor comprises 13ft main bedroom with fitted wardrobes, 12ft second bedroom, 9ft third bedroom, and family shower room.

Location

Peel Way is a quiet residential road close to Hillingdon hospital, just a short walk from Bishopshalt senior school, Hillingdon hospital and Brunel University. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station.

Outside

The property includes a paved driveway with convenient side access leading to a private rear garden, a 15ft garage, and a 12ft workshop. The garden is primarily laid to lawn and features a patio area at the back of the house. At the end of the garden, another patio is surrounded by a range of plants and shrubs, with a gate leading onto expansive playing fields, offering both privacy and a scenic backdrop.



Schools:

Pield Heath House RC School 0.2 miles
 Colham Manor Primary School 0.5 miles
 Bishopshalt School 0.5 miles



Train:

West Drayton 1.1 miles
 Uxbridge 1.4 miles
 Hillingdon 2.0 miles



Car:

M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
255 sq ft. (23.6 sq.m.) approx.

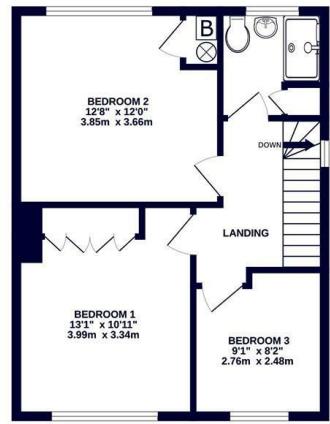
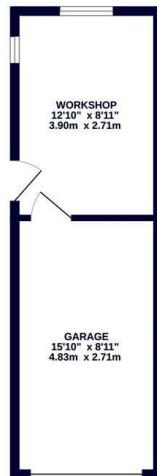
OUTBUILDING
255 sq ft. (23.6 sq.m.) approx.

GROUND FLOOR
547 sq ft. (50.8 sq.m.) approx.

GROUND FLOOR
547 sq ft. (50.8 sq.m.) approx.

1ST FLOOR
474 sq ft. (44.0 sq.m.) approx.

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TOTAL FLOOR AREA : 1276 sq.ft. (118.5 sq.m.) approx.

Weast every attempt has been made to ensure the accuracy of the information contained herein, no representations, or warranties, written, verbal or implied, are given as to its accuracy and no responsibility is accepted 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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01895 230 103

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

hillingdon@coopersresidential.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
20+ A+	A+		
19-18 B	B		
17-16 C	C		
15-14 D	D		
13-12 E	E		
11-10 F	F		
9-8 G	G		
More energy efficient - higher running costs			
EU Directive 2020/874/EC			
England & Wales			

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.