

# Abingdon Close

North Hillingdon • Middlesex • UB10 0BU

Guide Price: £1,160,000



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# Abingdon Close

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A stunning four-bedroom detached house offering spacious and generously proportioned rooms throughout. Located on a quiet residential, tree lined, cul-de-sac in North Hillingdon a short walk away from a number of highly regarded schools, local amenities and transport links. The ground floor comprises a porch with access to the 19ft garage and entrance hall, 18ft reception room, 17ft reception room, 22ft living room, 20ft kitchen, 22ft dining room and downstairs W.C. To the first floor there is a generous landing with balcony, 12ft main bedroom with walk in wardrobe and ensuite, 14ft second bedroom with en suite, 12ft third bedroom, 12ft fourth bedroom and family bathroom. The front of the property has a large driveway creating off street parking for multiple cars with electric car charger fitted. The private rear garden has artificial grass and a paved patio area creating a low maintenance feel and a large garden room which benefits from bifold doors, AC, underfloor heating and sensor lighting.

Four bedroom house

Detached

North Hillingdon

Cul-de-sac

20ft kitchen

22ft sitting room

19ft garage

27ft Garden office/gym

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 well presented four double bedroom detached house situated on a popular residential cul-de-sac in North Hillingdon offering spacious and generously proportioned rooms throughout and over 3000sq ft of accommodation. The property has been designed, extended and modernised by the current owners creating a fabulous family home with a variety of modern amenities. These include new bathrooms and kitchen, oak stairs and door frames, underfloor heating, hive heating controls, alarm system, generous amount of storage to both the ground and first floors, new porch, balcony and windows creating plenty of light and a 27ft garden room with bifolding doors.

### 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, ACS International 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.

### Outside

The front of the property has a large in and out driveway creating off street parking for multiple cars. The private rear garden has artificial grass and a paved patio area creating a low maintenance feel. and a large garden room which benefits from bifold doors, AC and underfloor heating and sensor lighting.





### 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:

G

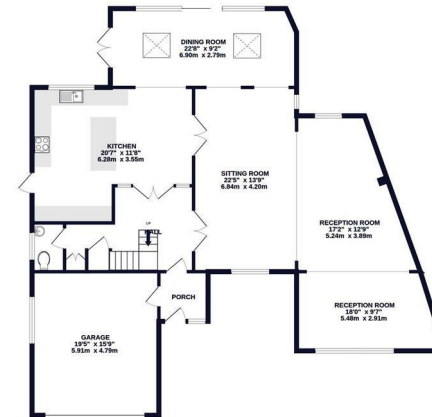
(Distances are straight line measurements from centre of postcode)



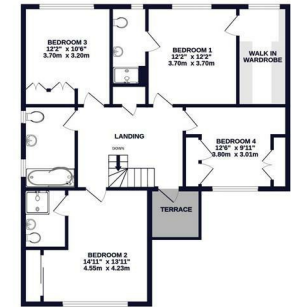
OUTBUILDING  
347 sq.ft. (32.2 sq.m.) approx.



GROUND FLOOR  
1808 sq.ft. (168.0 sq.m.) approx.



1ST FLOOR  
969 sq.ft. (90.0 sq.m.) approx.



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TOTAL FLOOR AREA : 3124sq.ft. (290.2 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 is given as to their operability or efficiency can be given.  
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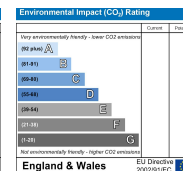
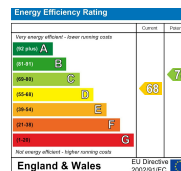
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.