









Hillingdon Hill, Hillingdon, UB10 0JG

# £900,000

- Detached Five Bedroom Family Home
- Warren Built 1930's Home
- Beautiful Rear Garden
- Modern And Well Designed Kitchen
- Short Walk From Bishopshalt School

- Short Walk To Bishopshalt School
- Three Bathrooms
- Within Easy Reach Of Uxbridge Town Centre
- Conservatory
- Outbuilding / Bar For Entertaining

## **Description**

This stunning well presented family home brought to the market comprises of a welcoming entrance hall, downstairs bedroom/dining room, shower & WC, an open plan reception diner which leads into the conservatory proving access to the rear garden, a sleek extended fitted kitchen and breakfast room.

The first floor enjoys four bedrooms ( master with ensuite) and a family bathroom.

A spacious front driveway for off street parking. To the rear is a beautiful private garden mainly laid to lawn with an outbuilding bar perfect for dining and entertainment.

## **Situation**

Hillingdon Hill is a sought after residential road in Hillingdon Village offering access to a number of local amenities including local shops, bus/road links, Brunel University, Hillingdon Hospital, Hillingdon golf and cricket club, Stockley Park and a number of schools including Bishopshalt senior school. Uxbridge town centre with its variety of shops, bars, restaurants and Metropolitan/Piccadilly line train station is located just under a mile away. The A40/M40 and M4 are a short drive away offering access to Heathrow, London and the Home Counties.







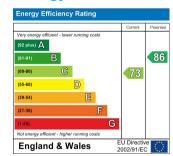
# **Floor Plans**

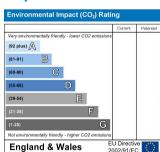
#### Hillingdon Hill, Uxbridge, UB10 Approximate Area = 1611 sq ft / 149.7 sq m Bar = 153 sq ft / 14.2 sq m Total = 1764 sq ft / 163.9 sq m For identification only - Not to scale Garden 27.52 x 10.71 4.94 x 2.78 16'2 x 9'1 Conservatory 3.88 x 3.30 12'9 x 10'10 = Reduced headroom below 1.5m / 5'0 Breakfast 3.24 max x 2.28 max Kitchen 3.75 min 3.75 x 3.59 Reception / Dining Room 8.43 max x 3.76 max Bedroom 4.53 min x 2.25 max 14'10 x 7'5 Dining Room 4.51 max x 4.15 max x 3.41 max 2.56 max 14'10 x 11'2 2.52 x 2.16 13'7 x 8'5 8'3 x 7'1 First Floor 10.71 x 8.08 35'2 x 26'6 **Ground Floor** ALLDAY Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. MILLER Produced for Allday & Miller.

#### **Area Map**



# **Energy Performance Graph**





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