

# Abingdon Close

North Hillingdon • Middlesex • UB10 0BU

Guide Price: £850,000



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A four bedroom, detached home offered to the market with generously proportioned rooms throughout on a sought after, tree lined, residential cul-de-sac in North Hillingdon situated opposite the beautiful Court Park. There are well regarded schools in close proximity. Uxbridge town centre with its array of shops, restaurants, bars and Metropolitan/Piccadilly line train station is located just under a mile away. The ground floor of the property porch, spacious entrance hall with doors leading to the 22ft living room, 12ft dining room, 16ft kitchen/breakfast room and W/C. To the first floor, you will find the 15ft main bedroom with fitted wardrobes and en-suite, 14ft second bedroom with fitted wardrobes, 12ft third bedroom with fitted wardrobes, 12ft fourth bedroom with fitted wardrobes and family bathroom. Outside, there is ample off street parking and a landscaped, south-facing private rear garden with a lawn area and a block-paved patio across the rear of the house. The rear garden is boarded by bushes and shrubs creating a degree of privacy.

There is also a 16ft garage.

Four bedroom house

Detached

Sought after location

22ft living room

16ft kitchen/breakfast room

Downstairs W/C

15ft main bedroom with fitted wardrobes and en-suite

16ft garage

South-facing 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.

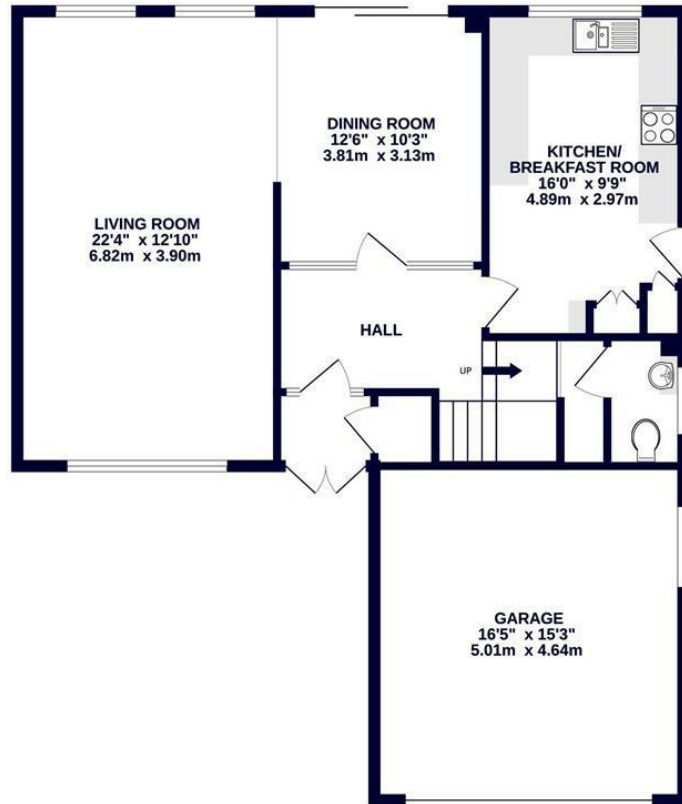




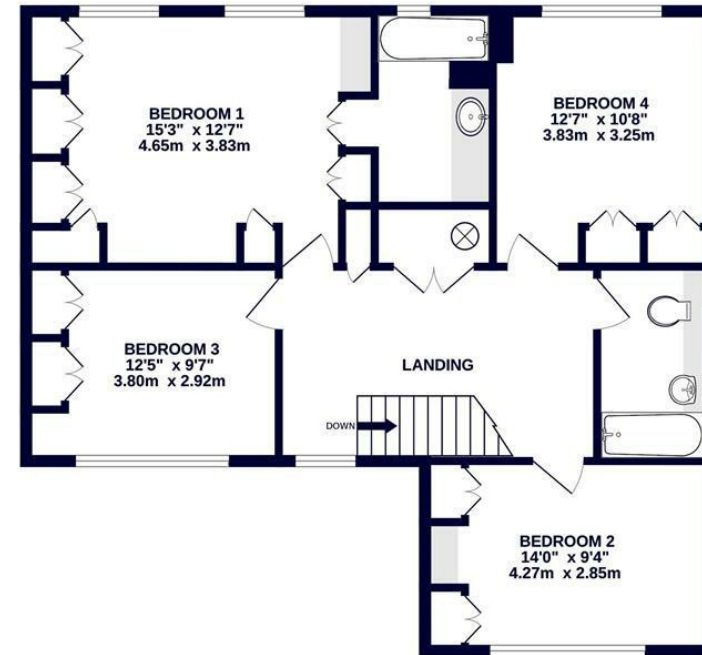




GROUND FLOOR  
983 sq.ft. (91.3 sq.m.) approx.



1ST FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1854 sq.ft. (172.3 sq.m.) approx.

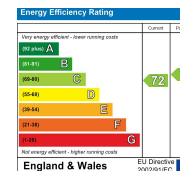
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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