

Sylvana Close

Hillingdon • Middlesex • UB10 0BH

Guide Price: £650,000



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A three bedroom, double-fronted, detached home situated on Sylvana Close, a sought after residential Cul-De-Sac in North Hillingdon. There are well regarded schools in close proximity and recreational facilities also nearby such as the very scenic Court Park, Hillingdon Golf and Cricket Club. The ground floor of the property comprises spacious entrance hall with doors leading to the 17ft living room, 15ft dining room, 17ft kitchen and W/C. To the first floor, there is the 12ft main bedroom with shower en-suite and fitted wardrobes, 11ft second bedroom with fitted wardrobes, 11ft third bedroom with fitted storage and family bathroom. Outside, there is ample on street parking along with a 15ft car port and a 17ft garage. The property benefits from a landscaped, south-facing private rear garden mainly laid to lawn with a block paved patio area across the back of the house. Along the side and rear are a variety of evergreen shrubs and trees creating a high degree of privacy.

Three bedroom house

Detached

Extended

Sought after location

17ft kitchen

17ft living room

12ft main bedroom with en-suite and fitted wardrobes

17ft garage

South-facing private rear garden

15ft car port

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.

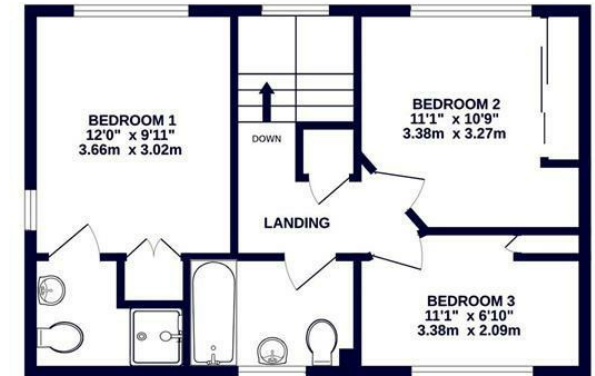
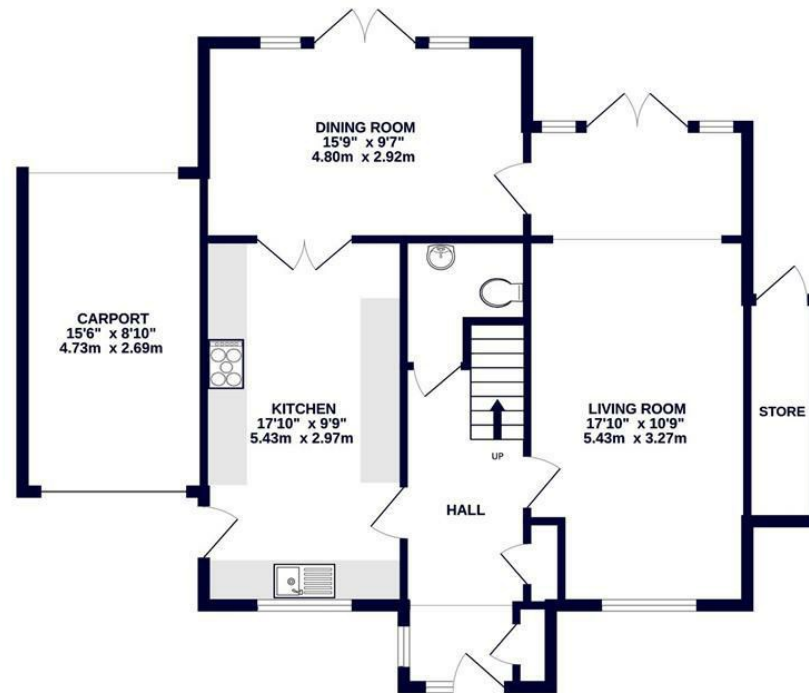




OUTBUILDING
150 sq.ft. (14.0 sq.m.) approx.

GROUND FLOOR
883 sq.ft. (82.1 sq.m.) approx.

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



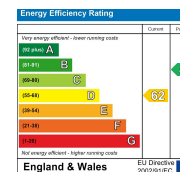
TOTAL FLOOR AREA : 1507 sq.ft. (140.0 sq.m.) approx.

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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