

# Connaught Close

Hillingdon • Middlesex • UB8 3DZ

Guide Price: £539,950



coopers  
est 1986

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A well-presented three-bedroom semi-detached home situated on Connaught Close, a popular cul-de-sac just off Uxbridge Road, ideally located for its wide range of amenities, sought-after schools, numerous shops, and excellent bus and road links. The ground floor comprises a bright 12ft living room, a modern 12ft kitchen, and a convenient ground floor W.C. To the first floor are two well-proportioned bedrooms, both measuring 12ft, along with a contemporary family bathroom. Occupying the second floor is an impressive 17ft main bedroom complete with an ensuite. Externally, the property benefits from off-street allocated parking and a private rear garden laid with patio tiles, creating a low-maintenance outdoor space ideal for relaxing or entertaining. CALA Homes are able to offer up to £2,000 towards the buyer's legal fees, subject to terms and conditions.

Three bedroom house

Semi-detached

- Up to £2,000 towards buyer's legal fees subject to T's & C's

Conveniently located

Great transport links

12ft living room

12ft Kitchen

17ft main bedroom with en suite

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.





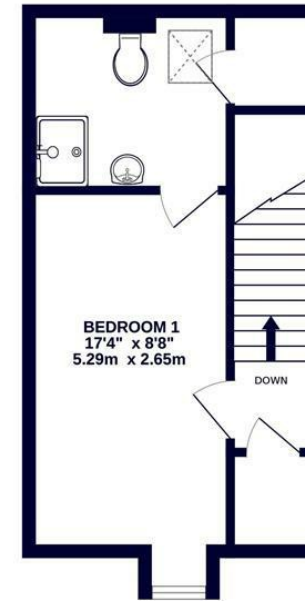
GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



2ND FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



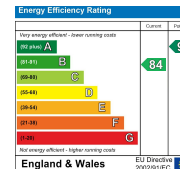
TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

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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