

4 Bed Detached

Guide Price
£725,000



Harlington Road UB8 3JA

4 BEDROOM DETACHED HOUSE / EXCELLENT POTENTIAL: A rare opportunity to acquire a 4 double bedroom detached house in a one of Hillingdon's most sought after locations. Conveniently located with easy access to Uxbridge Town Centre and all surrounding amenities and local schools and Brunel University. This property is also within easy reach of The Parkway and M4, M25, M40 and A40 motorway networks.

Priced to reflect some modernisation and updating, this detached home offers tremendous potential and features 4 double bedrooms with ensuite bathroom to main, reception room, lounge, downstairs w.c, family bathroom with shower cubicle, large kitchen, dining area and garage.

Other benefits include large rear garden, off street parking for multiple cars and double glazed windows. This property is perfect for those looking to create their own home.

Not to be missed

Accommodation

4 Bedroom Detached House

Great Potential / Spacious Rooms

4 Double Bedrooms / Ensuite Bathroom

Garage

Off Street Parking

Large Private Rear Garden

Large Kitchen with Breakfast Bar Area

EPC Rating E / Freehold

Ground Floor

Lounge Area - 11' 11" x 13' 5" (3.65m x 4.11m) Fitted carpet, radiator, and double glazed front aspect windows.

Hall - Fitted carpet.

Living Room - 17' 7" x 14' 2" (5.36m x 4.33m) Fitted carpet, radiator, and double glazed rear aspect windows.

Kitchen - 13' 3" x 10' 10" (4.06m x 3.32m) Vinyl flooring, breakfast bar area, electric hob and oven, range of base and eye level units, single drainer sink unit, plumbing for washing machine and dishwasher, double glazed window to front aspect and door to side access.

Dining Room - 14' 2" x 11' 4" (4.33m x 3.46m) Radiator, and double glazed patio doors to rear garden.

Downstairs W.C - Low level w.c, pedestal hand basin and double glazed side aspect window.



First Floor

Bedroom 1 - 14' 6" x 12' 1" (4.45m x 3.7m) Fitted carpet, radiator, built in wardrobes and double glazed rear aspect window. leads to en-suite bathroom.

En-Suite Bathroom - Fully tiled walls. Panel enclosed bath with shower mixer taps, pedestal wash hand basin, low level wc, and double glazed window to side aspect.

Bedroom 2 - 14' 6" x 9' 0" (4.45m x 2.76m) Fitted carpet, radiator, and double glazed rear aspect window.

Bedroom 3 - 10' 7" x 8' 10" (3.25m x 2.71m) Fitted carpet, radiator, under eaves storage cupboard and double glazed front aspect window.

Bedroom 4 - 10' 7" x 8' 8" (3.25m x 2.65m) Fitted carpet, radiator, and double glazed front aspect window.

Bathroom - Fully tiled walls. Panel enclosed bath, separate shower cubicle, pedestal wash hand basin, low level wc, and double glazed window to side aspect.



Exterior

Front Garden - Off street parking and laid to lawn area with side access to rear.

Rear Garden - Mainly laid to lawn with mature features throughout. Brick built storage building with power and wooden shed.

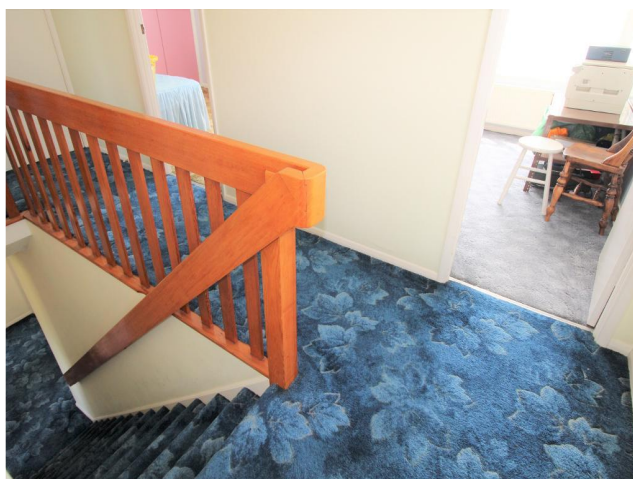
Garage - Electronic doors with power sockets and lighting.

Tenure - Freehold

About Hillingdon - Hillingdon is a suburban area within the London Borough of Hillingdon and was an ancient parish in the county of Middlesex that originally included the market town of Uxbridge. During the 1920s Hillingdon experienced a rapid increase in population and was absorbed by Uxbridge Urban District in 1929 and is now part of Greater London. The A40 (Western Avenue) gives access to Central London and was rerouted in the early 1990s allowing traffic to flow without interruption at the junction of Hillingdon Circus. Hillingdon tube station was demolished in order for the new road to be constructed, and a new station was opened in 1994. Hillingdon tube station is served by the Metropolitan and Piccadilly lines.

Hillingdon is home to the Hillingdon Hospital NHS Foundation Trust and is bordered to the far south by London Heathrow Airport and Stockley Business Park with its Championship Golf course, set in 240 acres of rolling countryside.

Primary schools in Hillingdon include Oak Farm Juniors, St Bernadette's Roman Catholic Primary School, Hillingdon Primary and Ryefield Primary. Secondary schools include Abbotsfield School for Boys, Bishopshalt School, Vyners School and Swakeleys School for Girls.

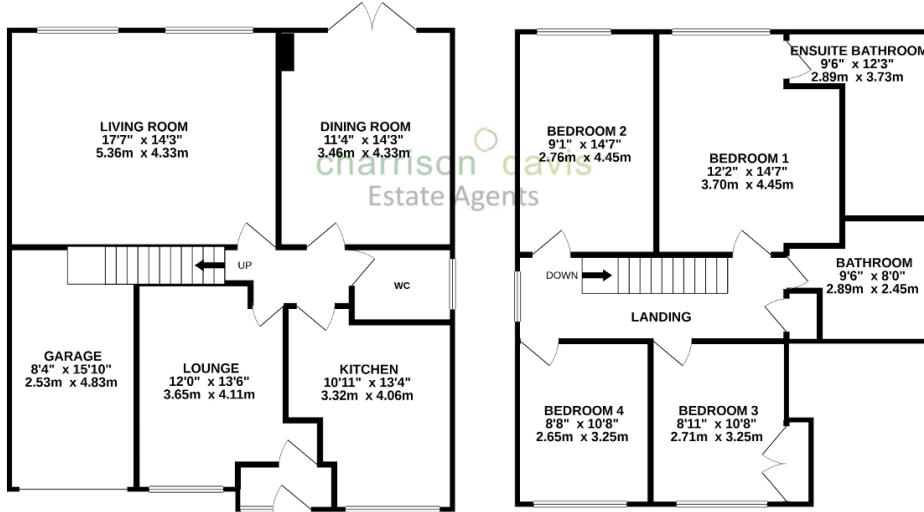




GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 1722 sq.ft. (160.0 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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Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |