



Clifton Gardens UB10 0EY

3 BEDROOM HOUSE / GREAT LOCATION: This 3 bedroom semi detached house is available for sale with space to extend (STPP).

Perfect for those looking to create a real family home with room to extend (STPP), this spacious property is situated in a sought after location near popular schools and local shops and offers easy access to Hillingdon Tube station (Metropolitan and Piccadilly lines) and the A40(M) into Central London.

This property comprises kitchen, 2 reception rooms, 1 bathrooms, 3 good size bedrooms and family bathroom.

Other benefits include gas central heating, double glazed windows and own driveway.

Viewing highly recommended.

Accommodation

3 Bedroom

Semi Detached House

Side Space (STPP)

Gas Central Heating /
Double Glazing

2 Reception Rooms

Private Rear Garden

No Upper Chain

EPC Rating D / Freehold

Ground Floor

Storm Porch - Terracotta tiled flooring.

Entrance Hall - Fitted carpet, front aspect double glazed window and front door. Cupboard under stairs x2.

Lounge - 12' 4" x 11' 7" (3.77m x 3.54m) Fitted carpet, radiator, feature fireplace, double glazed bay window.

Dining Room - 11' 8" x 11' 0" (3.57m x 3.37m) Laminate flooring, radiator, UPVc door to rear garden and double glazed window.

Kitchen - Vinyl flooring. Fitted wall and base units with worktops to include a sink unit, cooker point, gas hob, plumbing for washing machine, wall mounted boiler and part tiled walls and splashbacks. Rear double glazed window and rear aspect door to garden.



First Floor

First Floor Landing - Fitted carpet, side aspect double glazed window and loft access.

Bedroom 1 - 11' 8" x 11' 0" (3.57m x 3.37m) Fitted carpet, radiator, double glazed window and fitted cupboard.

Bedroom 2 - 12' 4" x 11' 0" (3.77m x 3.37m) Fitted carpet, radiator and double glazed bay window.

Bedroom 3 - 6' 7" x 6' 11" (2.02m x 2.12m) Fitted carpet, radiator, and double glazed window.

Bathroom - Three-piece bathroom suite to include a panel enclosed corner bath with shower, pedestal hand basin, low level W.C. and fully tiled walls and splashbacks. Frosted double glazed window and radiator.



Exterior

Outside Rear - Concreted area and laid to lawn.

Outside Front - Large front and side garden with brick wall

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.

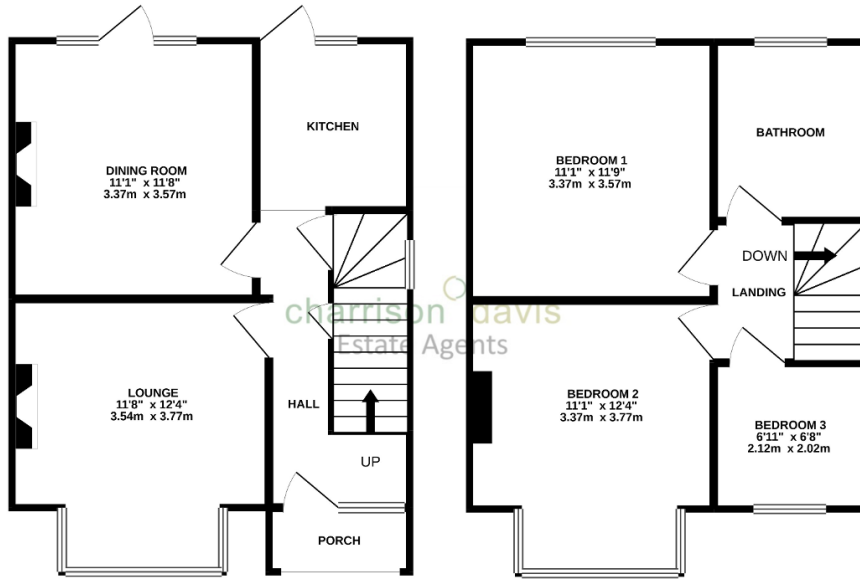
Hillingdon is home to the Hillingdon Hospital NHS Foundation Trust and is bordered to the far south by London Heathrow Airport and Stockley Business Park with its Championship Golf course, set in 240 acres of rolling countryside.

Primary schools in Hillingdon include Wood End Park Academy, Colham Manor Primary, Oak Farm Juniors, St Bernadette's Roman Catholic Primary School, Hillingdon Primary and Ryefield Primary. Secondary schools include Hewens College, Park Academy West London, Oakwood School, Bishopshalt School, Vyners School and Swakeleys School for Girls.



GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.5 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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		