



## **Gilfrid Close UB8 3HN**

**3 BEDROOMS / SIDE SPACE (STPP):** A rare opportunity to acquire this 3 bedroom semi detached house in a very convenient cul de sac near bus routes to Heathrow Airport, Hayes Towns facilities and Hayes and Harlington mainline station to Paddington (Crossrail due 2022). This property is also within easy reach of The Parkway and M4 and M25 motorway networks.

This superb semi detached home offers great space and features 3 double bedrooms, large through lounge, conservatory, fitted kitchen, four piece bathroom to include separate W.C AND low maintenance rear garden.

Other benefits include 3 parking spaces, gas central heating, double glazed windows and garage. This property is perfect for those looking to create their own home.

Not to be missed

## **Accommodation**

3 Double Bedrooms

Extended Semi Detached House

Cul-de-sac Location

Open Plan Living & Dining Space

Conservatory / Garden Room

Side Space (stpp)

No Upper Chain

EPC Rating D / Council Tax E / Freehold

## Ground Floor

**Entrance Porch** - Tiled Flooring.

**Through Lounge** - Double glazed windows, radiator x3 and laminate flooring.

**Kitchen** - Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, integrated oven, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher and part tiled walls. Double glazed window and door to aspect.

**Conservatory** - Double glazed windows and double doors to garden.



## First Floor

**Bedroom 1** - Laminate flooring, radiator, fitted wardrobes and double glazed windows.

**Bedroom 2** - Laminate flooring, radiator, fitted wardrobes and double glazed windows.

**Bedroom 3** - Laminate flooring, radiator, fitted wardrobes and double glazed windows.

**Bathroom** - Heated tiled flooring and heated towel rail radiator. Three-piece bathroom suite with wet room to include a panel enclosed bath, wall mounted hand basin with storage under, double shower cubicle, low level W.C. and tiled walls. Frosted double glazed window.

**Separate W.C** - Low level W.C, tiled walls, wall mounted basin, frosted double glazed window and tiled flooring.



## Exterior

**Outside Front** - Off street parking.

**Outside Rear** - Low maintenance garden with private patio area.

**Garage** - Manual up and over door.

**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.

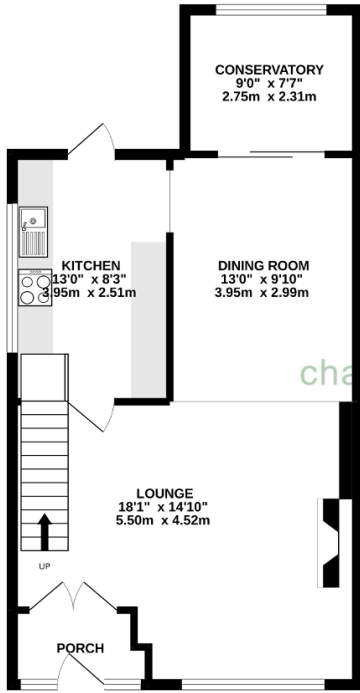
**Council Tax - E.**



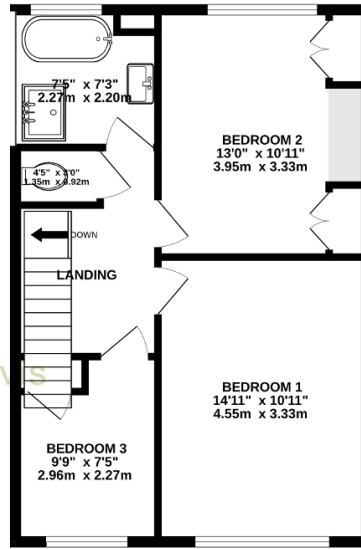




GROUND FLOOR



1ST FLOOR



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. The 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		82   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		