



10

Harrow View
Hillingdon
Middlesex
UB10 0QG

RWHITLEY
Est. 1938 & CO

Guide Price £725,000



- SOLD BY R. WHITLEY & CO.
- Generously Proportioned Detached House
- Three Bedrooms
- Quiet Cul-De-Sac Location
- Glorious Views
- Living/Dining Room
- Fitted Kitchen
- Gas Central Heating
- Large Rear Garden
- No Upper Chain

DESCRIPTION

Nestled in a sought after cul-de-sac and enjoying attractive views overlooking fields. A rare opportunity to purchase this much loved three bedroom detached family home offering a wealth of potential for a buyer to stamp their own mark and boasting easy access to all amenities including local shops, schools and bus links to Hillingdon Hospital, Brunel University, Uxbridge College and Uxbridge Town Centre. The well proportioned accommodation comprises of porch, hallway, generous sized open plan living room/dining room and a conservatory looking out on to the rear garden. The galley style kitchen has an array of base and eye level units and flows in to the breakfast room which also has access to the garden. The garage completes the downstairs accommodation. From the first floor there is a stunning outlook over open space with far

reaching views as far as Harrow on the Hill. There are two good sized double bedrooms, both with ample fitted wardrobe space and a generous single bedroom complete with a built in wardrobe. The substantial family bathroom includes both a jacuzzi-style bath and separate shower enclosure. To complete the accommodation, there is a well insulated, substantial sized loft perfect for your storage needs.

OUTSIDE

Front: Low level brick wall to front boundary and mature shrubbery surround. A dropped kerb provides vehicular access to an own driveway/parking which leads to the garage.

Rear: Patio area to the side of the conservatory which flows to mainly laid to lawn with beautiful mature borders on both sides. Mature trees towards the end of the garden and a generous sized outbuilding for further storage.

LOCATION

Within easy reach of a number of schools, local shops, Hillingdon's Metropolitan/Piccadilly line tube station, Hillingdon hospital and Brunel University. The A40/ M40 and M4 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre and its multitude of shopping facilities.

WINDOWS

Double glazed sealed unit windows.

HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in hot water cylinder.

COUNCIL TAX BAND

We understand that the current council tax band is F.

TENURE

Freehold.

SERVICES

Mains gas, electricity water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

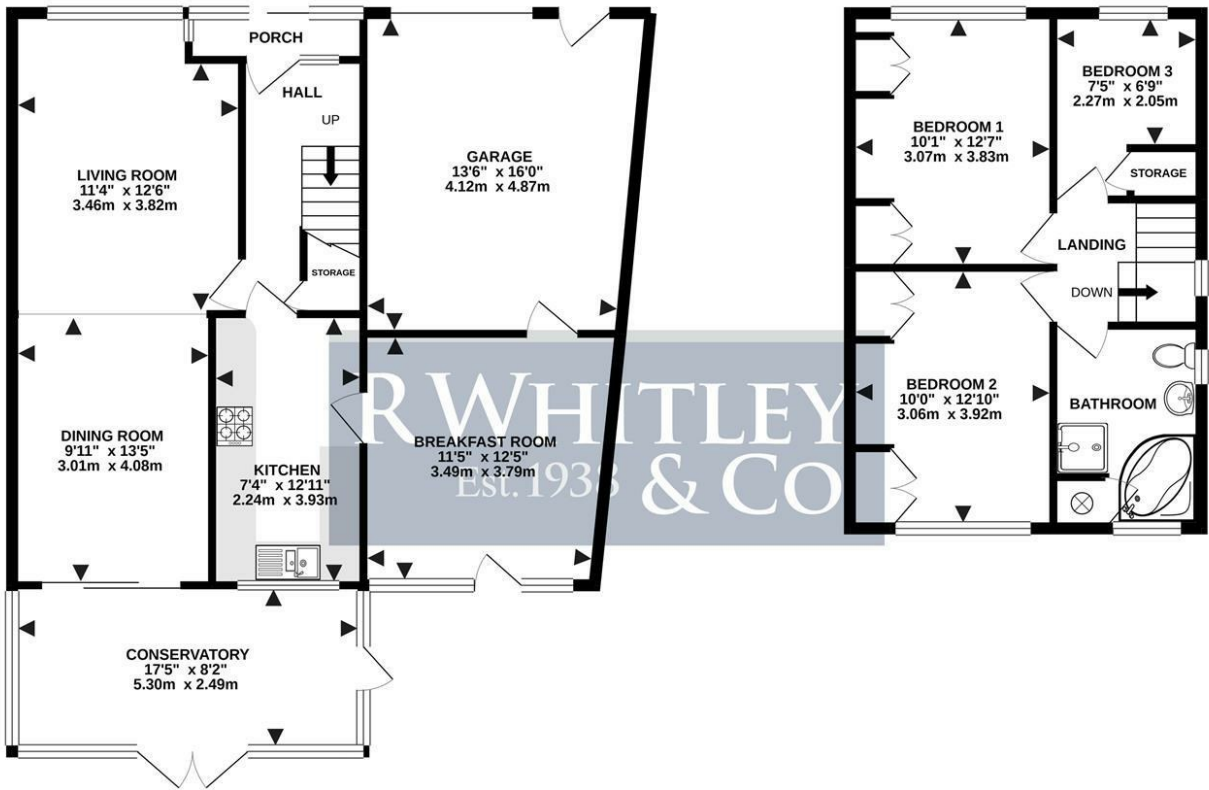






GROUND FLOOR
994 sq.ft. (92.4 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 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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