

Arklay Close

Hillingdon • Middlesex • UB8 3WP

Guide Price: £520,000



coopers
est 1986

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A four bedroom, three bathroom townhouse situated on Arklay Close, a modern gated development located opposite Hillingdon Hospital with bus stops that facilitate the U1, U2, U3, U4, U5 & U7 with access to West Drayton station (Elizabeth line) and Uxbridge Town centre. To the ground floor you have the entrance hall with doors leading to the 9ft third bedroom, 15ft fourth bedroom, utility room and downstairs shower room. To the first floor is a 16ft lounge/diner and 8ft kitchen whilst the third floor is made up of a 11ft master bedroom with ensuite and fitted wardrobes, 14ft second bedroom also with fitted wardrobes and family bathroom. Outside there is off street parking and private rear garden.

Four bedrooms

Three bathrooms

Townhouse

Gated development

Fantastic investment opportunity

16ft lounge/diner

11ft master bedroom with en-suite

14ft second bedroom.

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.





Property

A well laid out four bedroom townhouse located in a popular gated development that has been immaculately kept by the current owners throughout. To the ground floor you have the entrance hall with doors leading to the 9ft third bedroom, 15ft fourth bedroom, utility room and downstairs shower room. To the first floor is a 16ft lounge/diner and 8ft kitchen whilst the third floor is made up of a 11ft master bedroom with ensuite and fitted wardrobes, 14ft second bedroom also with fitted wardrobes and family bathroom.

Outside

The front of the property has been paved creating off street parking whilst the private rear garden is mainly laid to lawn with a patio area across the rear of the house.

Location

Arklay Close is a modern gated development located opposite Hillingdon Hospital and a short stroll from Hillingdon Hill with its local shops and golf course. Within a two minute walk there are bus stops which facilitate the U1, U2, U3, U4, U5, U7 and more. Uxbridge Town centre is approximately a mile away with its array of shops, restaurants, bars and Metropolitan/Piccadilly line train station with its direct access to Baker Street and the City. The property is conveniently located for West Drayton train station (Elizabeth line which connects to Paddington in aprox. 20 minutes), Stockley Park, Hillingdon Hospital, Brunel University and Heathrow Airport as well as a number of motorway links including the A40/M40, M4 and M25 with their links to London and the Home Counties.



Schools:

Bishopshalt Senior School 0.3 miles
Colham Manor Primary School 0.4 miles
Hillingdon Primary School 0.5 miles



Train:

West Drayton Station 1.3 miles
Uxbridge Station 1.4 miles
Hillingdon Station 1.9 miles



Car:

M4, A40, M25, M40



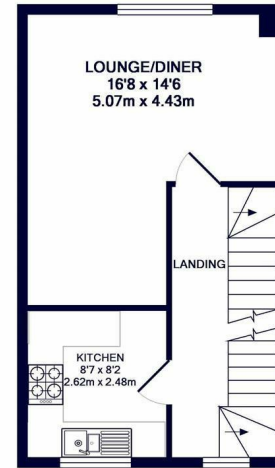
Council Tax Band:

E

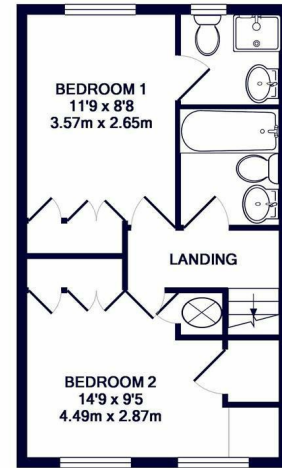
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 365 SQ.FT.
(33.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

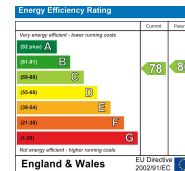
TOTAL APPROX. FLOOR AREA 1101 SQ.FT. (102.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.