

# Dorset Way

Hillingdon Village • Middlesex • UB10 0JR  
Guide Price: £775,000



coopers  
est 1986

# Dorset Way

Hillingdon Village • Middlesex • UB10 0JR

A four bedroom semi detached property situated on Dorset Way, a sought after cul de sac in Hillingdon Village offering easy access to Hillingdon Hill with its bus links to Uxbridge and local shops. There are well regarded schools in close proximity including Bishopshalt senior school and the independant ACS school along with a number of recreational facilities such as Hillingdon Golf Club and Cricket Club, Court Park. The property has been updated and extended by the current owners offering flexible accommodation on the ground floor comprising, spacious hallway with doors leading to the 14ft living room, 12ft living room, 19ft kitchen/breakfast room, 13ft fourth bedroom and W/C. To the first floor there is a 14ft main bedroom with fitted wardrobes, 12ft second bedroom, 8ft third bedroom and family four piece suite. Outside there is off street parking and private rear garden.

Four bedroom house

Semi detached

Extended

Sought after location

14ft living room

19ft kitchen/breakfast room

14ft main bedroom with fitted wardrobes

12ft second bedroom with fitted wardrobes

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 four bedroom semi detached "Warren" built house that is located on a sought after cul-de-sac in Hillingdon Village. The property has been updated and extended by the current owners offering flexible accommodation on the ground floor comprising, spacious hallway with doors leading to the 14ft living room, 12ft living room, 19ft kitchen/breakfast room, 13ft fourth bedroom and W/C. To the first floor there is a 14ft main bedroom with fitted wardrobes, 12ft second bedroom, 8ft third bedroom and family four piece suite.

### **Outside**

The front of the property has been paved throughout creating off street parking for multiple vehicles. The private rear garden is mainly laid to lawn with a large patio area stretching across the rear of the house.

### **Location**

Dorset Way is a sought after cul de sac in Hillingdon Village offering easy access to Hillingdon Hill with its bus links to Uxbridge and local shops. There are well regarded schools in close proximity including Bishopshalt senior school and the independant ACS school along with a number of recreational facilities such as Hillingdon Golf Club and Cricket Club, Court Park and the fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is a short distance away along with the A40 giving access to London and the Home Counties.



### Schools:

ACS Hillingdon International School 0.5 miles  
St Bernadette Catholic Primary School 0.6 miles  
Hillingdon Primary School 0.6 miles



### Train:

Uxbridge Station 1.0 mile  
Hillingdon Station 1.3 miles  
West Drayton Station 1.9 miles



### Car:

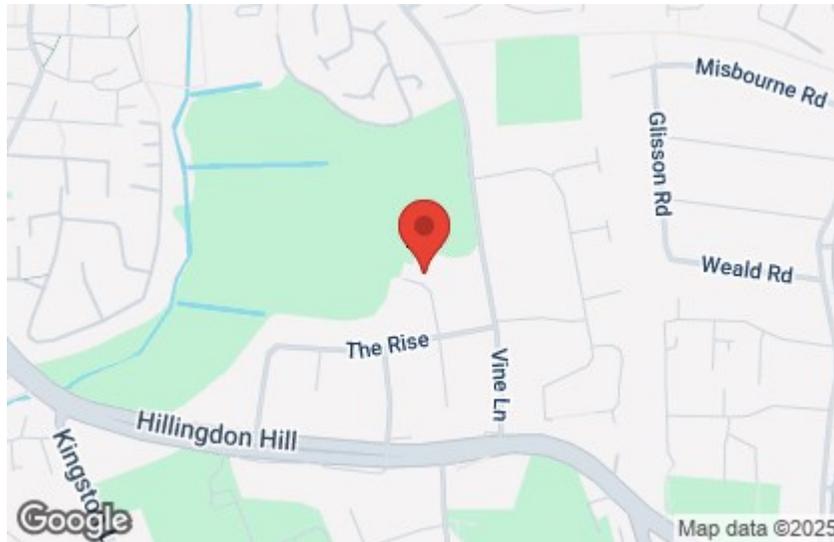
M4, A40, M25, M40



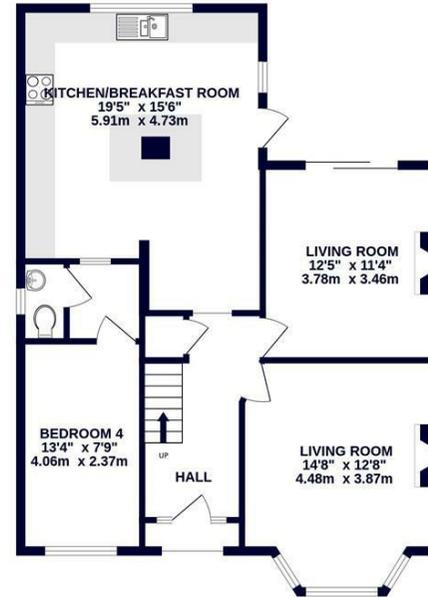
### Council Tax Band:

E

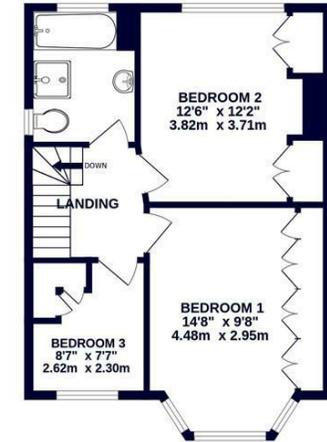
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.7 sq.m.) approx.



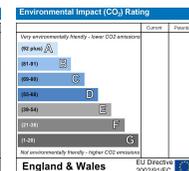
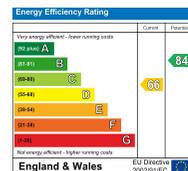
TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms 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.