



- Two double bedroom townhouse
- Deceptively spacious accommodation
- Integral garage
- Off street parking

14 Hilliards Road, Cowley, Middlesex, UB8 3TA

Offers In Excess Of £400,000

Andrews Residential are delighted to present to the market this deceptively spacious two double bedroom town house. The property offers the new owner a blank canvass to modernise with well laid out accommodation over three floors. Positioned in a quiet residential location close to Cowley Road offering easy access to Uxbridge and West Drayton. Internals viewings are strongly recommended to avoid disappointment.





## Property Description

### PROPERTY

Accommodation briefly comprises of entrance hall, inner lobby leading to 12ft kitchen/ dining room with doors to the rear garden. To the first floor there is a 12ft reception and a double bedroom and a further double bedroom and family bathroom located on the second floor.

### OUTSIDE

To the front of the property there is off street parking and additional on road parking. Outside to the rear there is a sunny aspect low maintenance garden which is paved and has gated access to the green at the rear.

### LOCATION

Hilliards Road is a quiet no through road situated just off Cowley Road and is close to a number of local amenities including Hillingdon Hospital, Brunel University, Stockley business park and West Drayton Station (Crossrail). There are several bus/road links close by creating easy access to Heathrow Airport and the M4/M25 motorway network.

### TENURE

Freehold Sale  
London Borough of Hillingdon  
Council Tax band: D  
EPC rating: D





## Hilliards Road

Approximate Gross Internal Floor Area = 100.0 sq m / 1077 sq ft



Ground Floor  
Approximate Floor Area  
444.68 sq.ft  
(41.31 sq.m)

First Floor  
Approximate Floor Area  
391.62 sq.ft  
(36.38 sq.m)

Second Floor  
Approximate Floor Area  
240.61 sq.ft  
(22.35 sq.m)

Illustration for identification purposes only, measurements are approximate, not to scale.

Hillingdon office  
11 Crescent Parade  
Hillingdon  
UB10 0LG

Uxbridge office  
41 Belmont Road  
Uxbridge  
UB8 1QT

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