



- Four bedroom detached
- Extended
- Conservatory
- Large Garden

44 Southfield Close, Hillingdon, Middlesex , UB8 3JJ

Guide Price £625,000

Andrews Residential are delighted to present to the market this four-bedroom detached family home. The property is deceptively spacious having benefitted from a double story rear and conservatory extension which opens out to an usually large fan shaped plot. Nestled in the corner a quiet cul de sac within Bishopshalt catchment area. Offered to the market with the benefit of NO ONWARD CHAIN internal viewings are strongly recommended to avoid disappointment.



Property Description

PROPERTY

An extended four-bedroom detached family home, the accommodation briefly comprises of downstairs W/C, 22ft reception room, 21ft kitchen/dining and 18ft conservatory. To the first floor are four good size bedrooms, the master bedroom measuring an impressive 20ft and a family bathroom.

OUTSIDE

To the rear of the property is a double width plot which would be ideal for entering in the summer months. The garden is fenced and mainly laid to lawn with a shared driveway leading to the front where there is a block paved driveway providing off street parking.

LOCATION

Southfield Close is a sought-after residential cul-de-sac located off Harlington Road and just a short walk to Hillingdon Primary School, Bishopshalt senior school, Hillingdon Hospital and Brunel University. There are several bus routes close by which provide an easy route into Uxbridge town centre which benefits from a multitude of shops, restaurants, and bars. Piccadilly/Metropolitan line train station is also a two minute walk to the A10 bus route to Stockley Park and Heathrow Airport. The M4/M25 and A40 are a short drive away with their links to central London and The Home Counties.

TENURE

Freehold sale

London Borough of Hillingdon

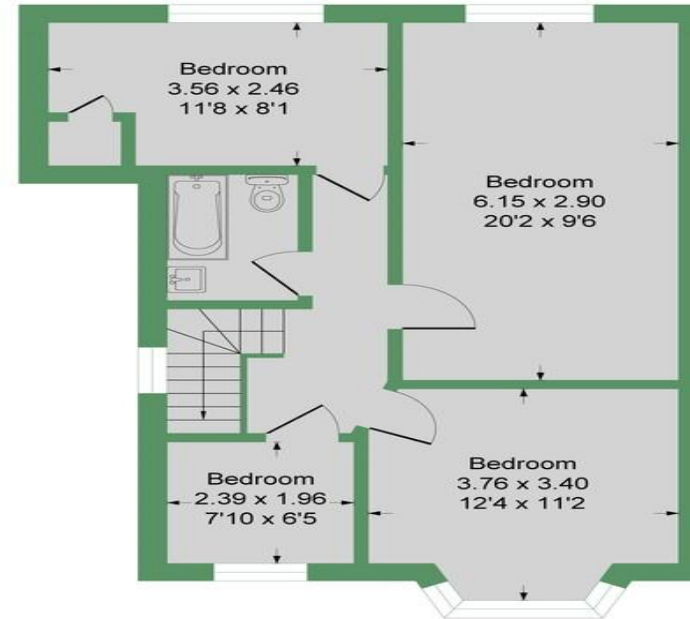
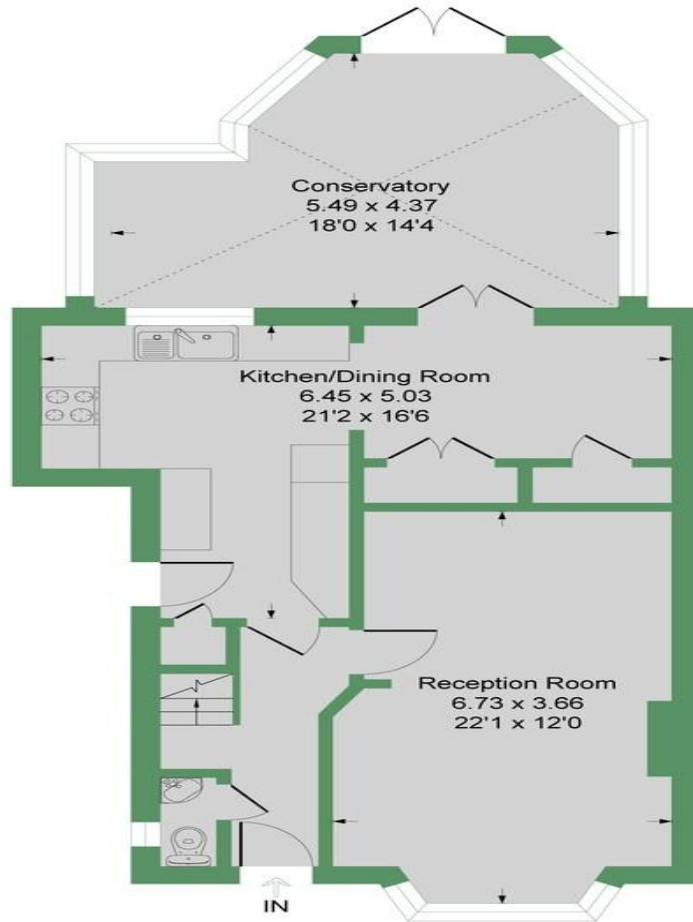
Council tax band: E





Southfield Close

Approximate Gross Internal Floor Area = 129.5 sq m / 1394 sq ft



Ground Floor
Approximate Floor Area
813.98 sq.ft
(75.6 sq.m)

First Floor
Approximate Floor Area
580.03 sq.ft
(53.80 sq.m)

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



Hillingdon office
11 Crescent Parade
Hillingdon
UB10 OLG

Uxbridge office
41 Belmont Road
Uxbridge
UB8 1QT

Hillingdon office 01895 231311
Uxbridge office 01895 707777
info@andrewsresidential.co.uk
www.andrewsresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements