

## **Craig Drive UB8 3HL**

**4 BEDROOMS / IMMACULATE CONDITION:** A rare opportunity to acquire this 4 bedroom semi detached house in a very convenient location near bus routes to Heathrow Airport, Hayes Towns facilities and Hayes and Harlington mainline station to Paddington (Crossrail due 2022). This property is also within easy reach of The Parkway and M4 and M25 motorway networks.

This superb semi detached home offers great space and features 4 bedrooms, 2 reception rooms, conservatory, fitted kitchen, four piece bathroom, en suite to bedroom 1 and low maintenance rear garden.

Other benefits include 3 parking spaces, gas central heating and double glazed windows. This property is perfect for those looking to create their own home.

Not to be missed

## **Accommodation**

**4 Bedroom**

**Semi Detached House**

**2 Reception Rooms**

**Modern Fitted Kitchen**

**Conservatory**

**Off Street Parking**

**Private Rear Garden**

**EPC Rating TBC / Freehold**

## Ground Floor

**Hall** - Vinyl flooring, front aspect double glazed window and front door

**Living Room** - 12' 9" x 12' 1" (3.9m x 3.7m) Fitted carpet, radiator, fireplace and double glazed window.

**Dining Room** - 13' 1" x 9' 10" (4m x 3m) Fitted carpet, radiator, UPVc door to conservatory.

**Kitchen** - 12' 9" x 7' 10" (3.9m x 2.4m) Vinyl flooring. Fitted wall and base units with worktops to include a sink unit, cooker point, electric hob, plumbing for washing machine, wall mounted boiler and part tiled walls and splashbacks. side double glazed window and rear aspect door to garden.



## First Floor

**Bedroom 2** - 12' 9" x 10' 5" (3.9m x 3.2m) Fitted carpet, radiator and two double glazed windows to front aspect.

**Bedroom 3** - 13' 5" x 10' 5" (4.1m x 3.2m) Fitted carpet, radiator and double glazed window to rear aspect.

**Bedroom 4** - 6' 6" x 7' 2" (2m x 2.2m) Fitted carpet, radiator and double glazed window to front aspect.

**Bathroom** - Fully tiled walls. Panel enclosed bath, separate shower cubicle, wash hand basin, low level wc, and double glazed window to side and rear aspect.



## Second Floor

**Bedroom 1** - 15' 1" x 11' 1" (4.6m x 3.4m) Fitted carpet, radiator, rear aspect double glazed window and x 2 Velux window to the front aspect.

**En-Suite Shower Room** - Tiled walls and heated towel rail. Corner shower cubicle, wash hand basin, low level W.C, and double glazed window to rear aspect.



## Exterior

**Outside rear** - Low maintenance rear garden with patio and artificial grass.

**Outside Front** - Off street parking for 3 cars and iron gates



leading to garden via double gates.

**Garage / Outhouse** - Brick built out house with electric up and over door.

**Tenure** - Freehold

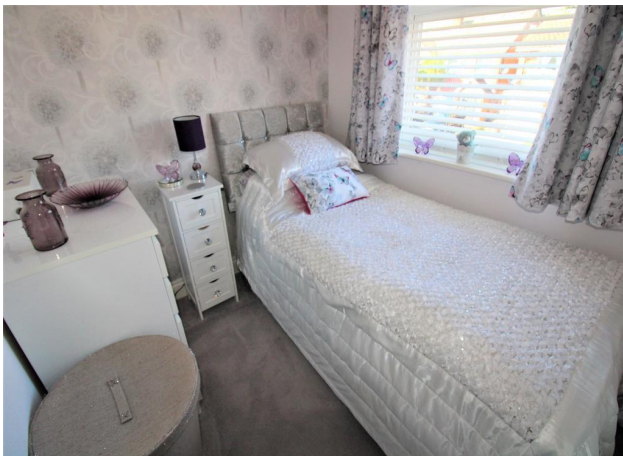
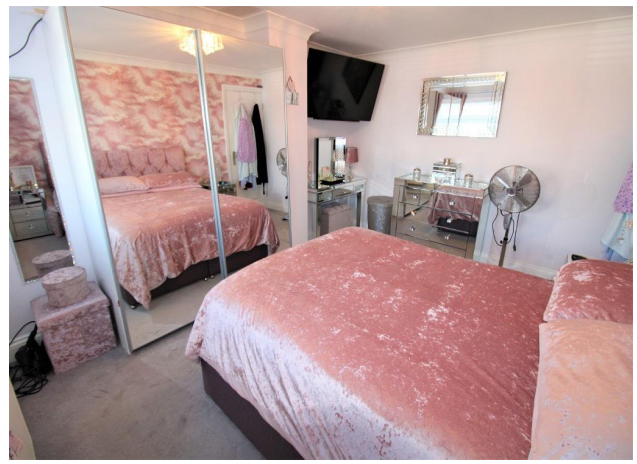
**About Hillingdon** - Hillingdon is a suburban area within the London Borough of Hillingdon and was an ancient parish in the county of Middlesex that originally included the market town of Uxbridge. During the 1920s Hillingdon experienced a rapid increase in population and was absorbed by Uxbridge Urban District in 1929 and is now part of Greater London. The A40 (Western Avenue) gives access to Central London and was rerouted in the early 1990s allowing traffic to flow without interruption at the junction of Hillingdon Circus. Hillingdon tube station was demolished in order for the new road to be constructed, and a new station was opened in 1994. Hillingdon tube station is served by the Metropolitan and Piccadilly lines.

Hillingdon is home to the Hillingdon Hospital NHS Foundation Trust and is bordered to the far south by London Heathrow Airport and Stockley Business Park with its Championship Golf course, set in 240 acres of rolling countryside.

Primary schools in Hillingdon include Wood End Park Academy, Colham Manor Primary, Oak Farm Juniors, St Bernadette's Roman Catholic Primary School, Hillingdon Primary and Ryefield Primary. Secondary schools include Hewens College, Park Academy West London, Oakwood School, Bishopshalt School, Vyners School and Swakeleys School for Girls.

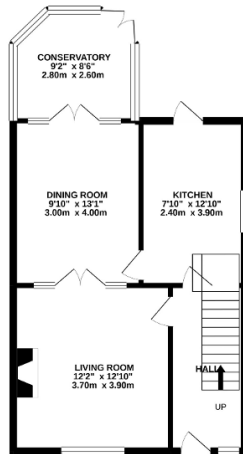




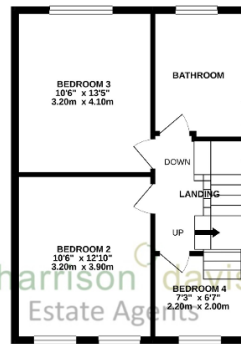


# Floorplans

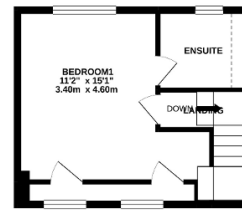
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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. The 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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