



## Peel Way UB8 3RN

**3 BED SEMI DETACHED / SOUGHT AFTER LOCATION:** A 3 bedroom semi detached house situated in a very popular location near Hillingdon Hospital, bus routes, Stockley Business Park and golf course. The Stockley By-Pass is also nearby giving easy access to the M4/M25 motorway network and London Heathrow Airport.

This semi detached home offers great space and features 3 bedrooms, 2 reception rooms, utility room, breakfast room, fitted kitchen, a low maintenance rear garden and a large detached garage.

Other benefits include off street parking, gas central heating, double glazed windows and shared driveway to garage.

## Accommodation

3 Bedroom Semi Detached

Highly Sought After  
Location

Gas Central Heating /  
Double Glazing

Separate W.C

Large Detached Garage

Off Street Parking

No Upper Chain

EPC Rating C / Freehold

## Ground Floor

**Hall** - Fitted carpet, understairs storage cupboard and a radiator.

**Kitchen** - 8' 6" x 7' 6" (2.6m x 2.3m) Vinyl flooring. Fitted wall and base units and worktops to include a single drainer sink unit, space for fridge, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window to side aspect.

**Lounge** - 12' 9" x 12' 9" (3.9m x 3.9m) Fitted carpet and a radiator. Double glazed window to front aspect.

**Dining Room** - 11' 9" x 10' 9" (3.6m x 3.3m) Fitted carpet and a radiator. Double doors to utility room.

**Utility Room** - 7' 10" x 6' 2" (2.4m x 1.9m) Vinyl flooring and double glazed door to rear garden.

W.C. Vinyl flooring, low level W.C. and hand basin. Frosted double glazed window

**Breakfast Room** - 7' 2" x 8' 2" (2.2m x 2.5m) Vinyl flooring, radiator and double glazed window to rear and side aspect.

**Garage** - 30' 6" x 8' 6" (9.3m x 2.6m) Fob controlled roller door and electricity supply.



## First Floor

**Landing** - Fitted carpet and loft hatch. double glazed window to side aspect.

**Bedroom 1** - 12' 9" x 10' 9" (3.9m x 3.3m) Fitted carpet, built in storage and a radiator. Double glazed window to front aspect.

**Bedroom 2** - 11' 9" x 12' 5" (3.6m x 3.8m) Fitted carpet, built in storage and a radiator. Double glazed window to rear aspect.

**Bedroom 3** - 8' 6" x 7' 10" (2.6m x 2.4m) Fitted carpet and a radiator. Double glazed window to front aspect

**Bathroom** - Tiled flooring and a radiator. Bathroom suite to include a panel enclosed bath with shower, pedestal hand basin and low level W.C Frosted double glazed window.





## Exterior

**Front Garden** - Off street parking

Shared drive leading to garage.

**Rear Garden** - Mainly laid to lawn with an area of paved patio.

Side gate.

Access to garage.

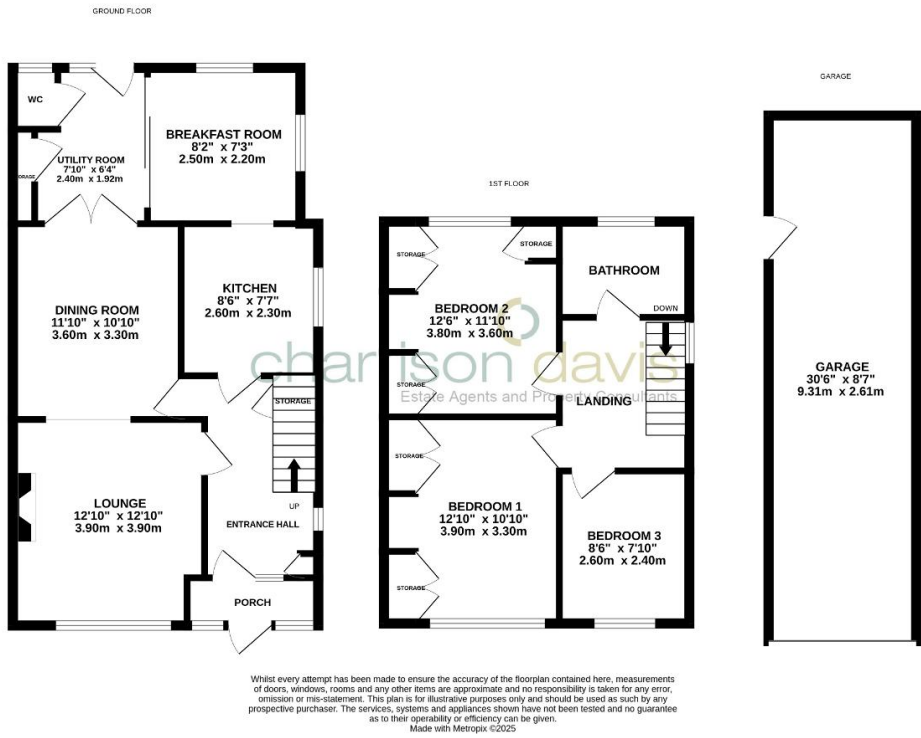
**Council Tax** - Band E

**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 Oak Farm Juniors, St Bernadette's Roman Catholic Primary School, Hillingdon Primary and Ryefield Primary. Secondary schools include Abbotsfield School for Boys, Bishopshalt School, Vyners School and Swakeleys School for Girls.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		