



Oakwood Estates are delighted to present to the market this well-presented three-bedroom townhouse, built in 2003 and benefiting from an efficient EPC rating. Situated in a highly desirable area of Hillingdon, the property is located within a quiet, modern gated development and enjoys the benefits of a welcoming community.

The property features double glazing throughout, gas central heating and generously proportioned living accommodation. It is ideally suited to small families and professional sharers alike.

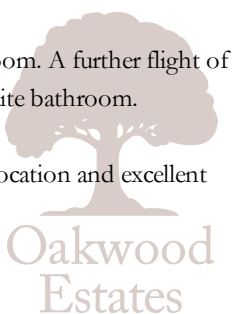
The location is particularly convenient, with Hillingdon Hospital and Brunel University both within approximately a five-minute walk. Heathrow Airport and Uxbridge town centre are also within easy reach, making this an excellent choice for commuters and professionals.

The accommodation is arranged over three floors. Upon entering the property, the fully fitted kitchen is located to the left and offers a good range of storage and workspace. To the right is a convenient ground-floor cloakroom, while the spacious main reception room can be found at the end of the entrance hallway.

The lounge is generously sized and benefits from a useful storage cupboard, with doors opening directly onto the rear garden. The garden is predominantly paved, making it low-maintenance and ideal for easy outdoor entertaining.

Stairs from the entrance hall lead to the first floor, where there are two well-proportioned bedrooms and the family bathroom. A further flight of stairs leads to the second floor, which is dedicated to the spacious master bedroom, complete with its own en-suite bathroom.

Overall, this attractive townhouse offers well-balanced accommodation across three floors, together with a convenient location and excellent access to local amenities, transport links and major employment hubs.



Property Information

-  FREEHOLD PROPERTY
-  THREE-BEDROOM TOWNHOUSE
-  EFFICIENT EPC RATING
-  FULLY FITTED KITCHEN
-  LOW-MAINTENANCE REAR GARDEN
-  COUNCIL TAX BAND E £2,500
-  BUILT IN 2003
-  QUIET GATED DEVELOPMENT
-  THREE BATHROOMS, INCLUDING EN-SUITE
-  CLOSE TO BRUNEL UNIVERSITY & HILLINGDON HOSPITAL



x3

Bedrooms



x2

Reception Rooms



x2

Bathrooms



x1

Parking Spaces



Y

Garden



N

Garage

Tenure

Freehold Property

Council Tax Band

E
Annual Price: £2,500

Plot/Land Area

0.03 acres

Mobile Coverage

5G Voice and Data

Broadband

Basic - 4 Mbps
Superfast - 80 Mbps
Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT & Sky

Local Area

Arklay Close is situated in a popular residential area of Uxbridge, within the London Borough of Hillingdon. The property is set within a quiet cul-de-sac and benefits from a convenient location close to a range of local amenities, schools and transport links.

The area is particularly well suited to families and professionals, with Brunel University London and Hillingdon Hospital both located nearby. Local schools are also within easy reach, including Bishopshalt School and Colham Manor Primary School.

Uxbridge town centre provides an excellent selection of shops, cafés, restaurants and everyday amenities, with both The Chimes and The Pavilions shopping centres offering a wide variety of retail and leisure facilities.

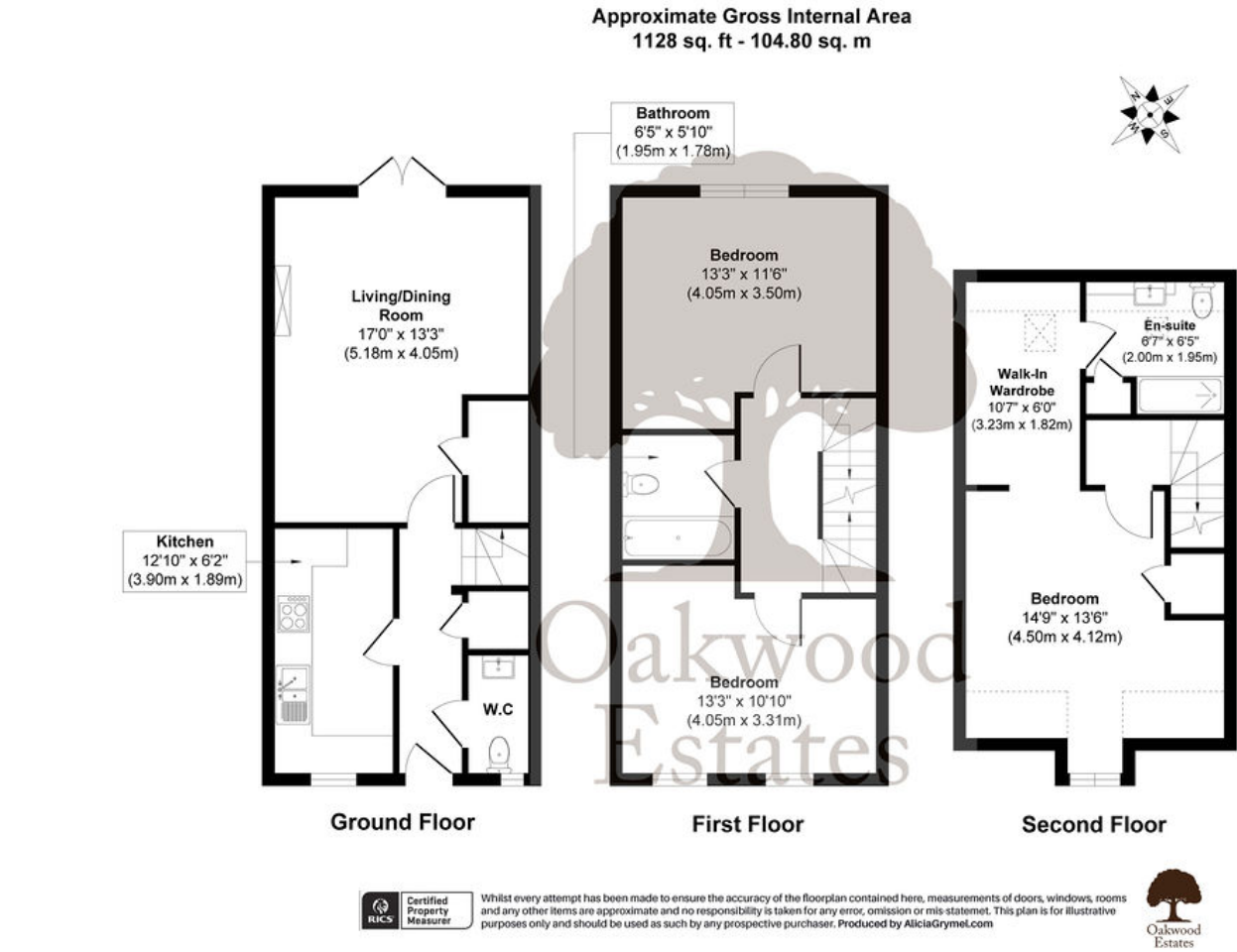
For commuters, the property benefits from access to local bus services and is approximately 1.5 miles from Uxbridge Underground Station, providing Metropolitan and Piccadilly line services into London. West Drayton railway station is also approximately 1.3 miles away, while Heathrow Airport is around 3.7 miles from the property.

Overall, the location offers a good balance of quiet residential living and convenient access to town-centre amenities, education, transport links and major employment hubs, making Arklay Close an attractive location for a wide range of buyers and tenants.

Council Tax

Band E

Floor Plan



Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

