Arklay Close

Hillingdon • Middlesex • UB8 3WP
Guide Price: £525,000

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Located within a modern gated development in a convenient and desirable location, this well-presented and thoughtfully laid-out three-bedroom townhouse offers spacious accommodation arranged over three floors. To the ground floor, the property comprises an entrance hall, downstairs WC, a 12ft kitchen, and a generous 16ft lounge/diner providing an ideal space for both everyday living and entertaining. The first floor features two well-proportioned 12ft bedrooms, along with a family bathroom. The top floor is dedicated to the impressive 14ft master bedroom, which benefits from its own en-suite and separate dressing room. Externally, the property provides off street parking which is located at the rear of the property, a low-maintenance garden, predominantly laid to lawn, with a patio area extending across the rear of the house. A fantastic family home combining modern living, generous accommodation and convenient outdoor space.

Three bedroom

Townhouse

Gated development

Off street parking

Downstairs W/C

16ft lounge/diner

12ft kitchen

14ft main bedroom

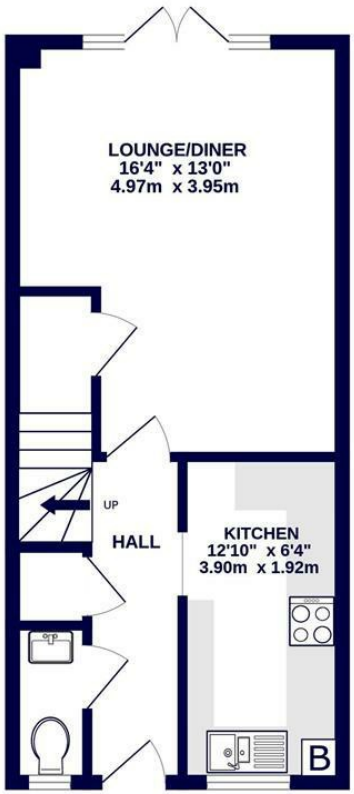
Two bathrooms

Private garden

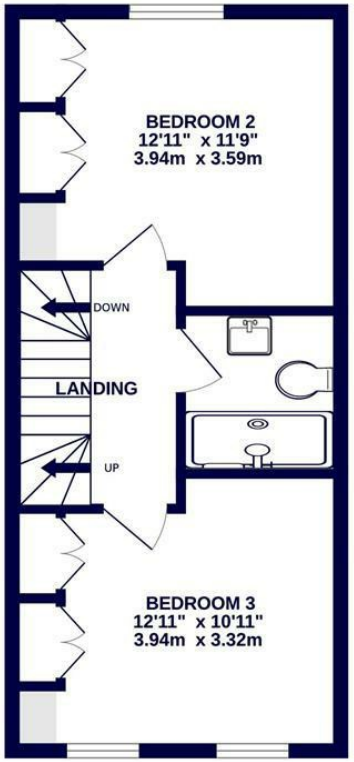
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

SOLINO

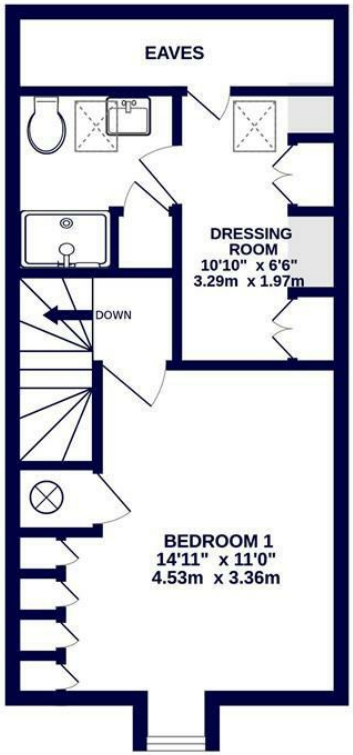
GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



2ND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1106 sq.ft. (102.8 sq.m.) approx.

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. This 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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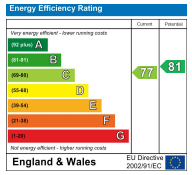

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.