



  
**Andrew Pearce**  
PINNER

**CHARNWOOD ROAD, HILLINGDON, UB10 0HX** **£650,000**





You are welcomed into the property via an enclosed porchway which leads through to the reception hall. To the front is a spacious sitting room, currently used as a bedroom and to the rear is the living / dining room and kitchen, both of which have been extended by the current owners. The ground floor further benefits from a guest cloakroom and under stairs storage.

To the first floor you will find 3 bedrooms and a modern, recently refurbished family bathroom suite. To the rear of the property is a south facing garden, mainly laid to lawn with a generous patio area. There is also side access to the single garage and a driveway with ample off street parking.

Charnwood is located off Long Lane on the ever-popular Silver Estate regarded as one of Hillingdon's most sought-after locations for the modern family, offering access to a number of local amenities including local shops, with access to Hillingdon's extensive bus network very close by as well as Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded local schools including St Bernadettes, Oak Farm, Vyners and Bishopshalt senior school. The A40/M40 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre with an array of shopping facilities, bars and restaurants.



### Charnwood Road, Hillingdon, UB10

Approximate Area = 1119 sq ft / 104 sq m  
Garage = 148 sq ft / 13.7 sq m  
Total = 1267 sq ft / 117.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©inkhcom 2022. Produced for Winkworth. REF: 904876





