

# The Chantry

Hillingdon • Middlesex • UB8 3RA  
Offers In Excess Of: £1,000,000



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A stunning four-bedroom detached home located on The Chantry, one of Hillingdon's most sought-after roads. This impressive home has been thoughtfully extended and beautifully modernised throughout, offering spacious rooms and modern interior. The property further benefits from a host of premium features including a newly installed alarm system, CCTV, underfloor heating, and air conditioning. Stylish interiors are complemented by original parquet flooring, while the kitchen is fully equipped with high-quality integrated appliances. Externally, the home is enhanced by well-designed outside lighting. To the front property there is off street parking for multiple cars and an artificial lawn. To the rear of the property there a private south-west facing garden featuring a large patio area, low-maintenance artificial lawn, and a sheltered seating area, all bordered by mature trees providing excellent privacy.

Four bedroom house

Detached

Extended

Beautifully renovated throughout

Sought after cul-de-sac location

Private south west facing garden

Off street parking for multiple cars

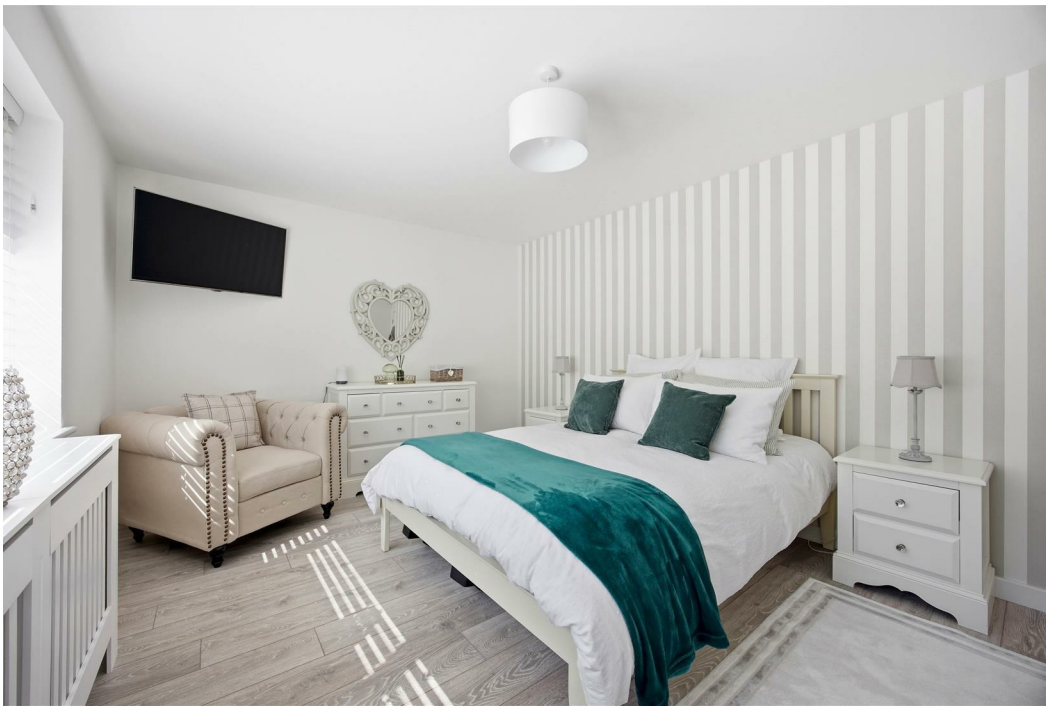
Walking distance to amenities

Downstairs W/C

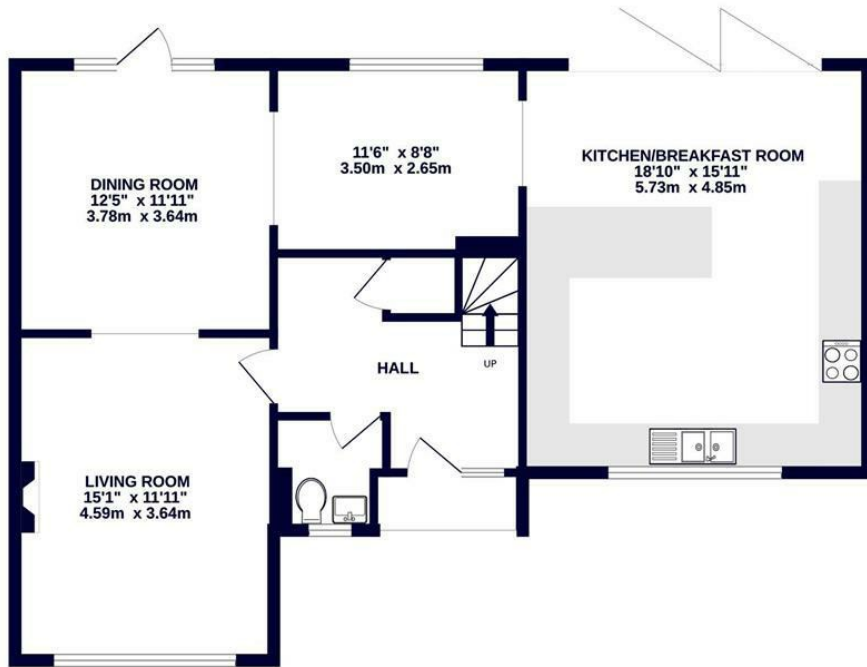
Potential to extend (S.T.P)

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.

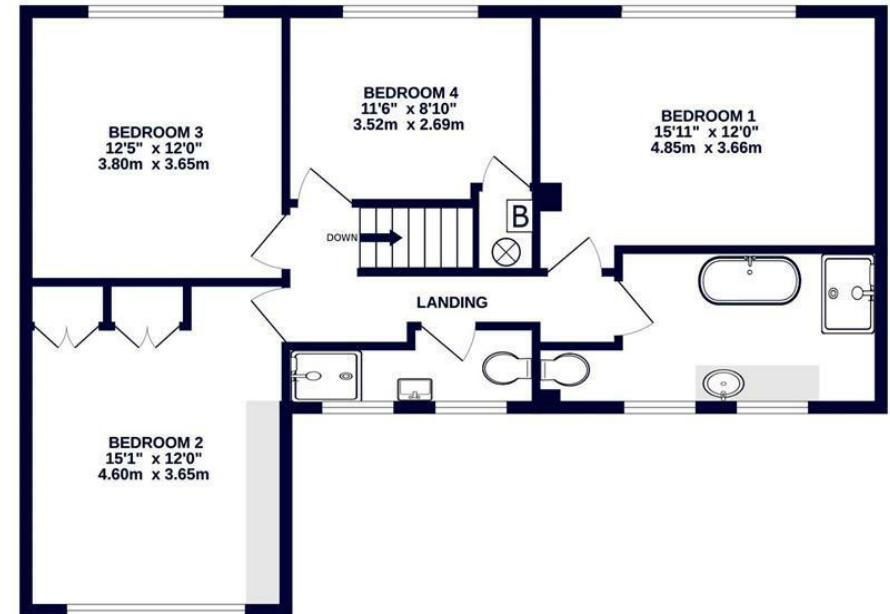




**GROUND FLOOR**  
867 sq.ft. (80.5 sq.m.) approx.



**1ST FLOOR**  
826 sq.ft. (76.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1693 sq.ft. (157.3 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		

England & Wales EPC Directive 2002/91/EC

**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.