The Avenue

Uxbridge • Middlesex • UB8 3AD

Guide Price: £570,000

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est 1986

The Avenue

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Situated in The Avenue is this attractive three bedroom detached family home. The Avenue is a desirable tree lined private road in Uxbridge. This home offers ample space for the growing family whilst still offering plenty of potential within the property. This family home briefly comprises a large living space downstairs, dining room, a kitchen and utility room. Upstairs consisting of three bedrooms an en-suite alongside the family bathroom.

Detached family home

Three bedrooms

Private road

Potential to extend (SSTP)

En-suite to master bedroom

Secluded rear garden

Off street parking

Walking distance to local amenities

Close proximity to underground stations

Easy access to M25 / A40

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.

Location

The Avenue is a private residential road situated close to to a rich array of local amenities including Hillingdon Hospital, Brunel University, Stockley business park and Heathrow airport. There are a number of bus/road links close by creating easy access to West Drayton high street. Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station is just over a mile away.

Property

Upon entering this detached family home you are welcomed by the entrance hallway which also has the added benefit of the downstairs W/C along the hallway. To the left hand side is the sizable living room offering a fantastic space for the growing family, the living room double doors leading through to the dining room which offers views over the secluded rear garden. Back through the hallway to the rear of the property is the kitchen which offers ample worktop space and an abundance of storage. Through the kitchen to the right hand side is the utility room which also offers access to the rear garden. Concluding the downstairs is the sizable garage which utilizes great storage space or the opportunity to create further living space for the growing family. Proceeding upstairs at the rear of the property is the family bathroom, at the rear to the left hand side is the master bedroom which has the benefit of an en-suite bathroom. At the front of the property you have two further sizable bedrooms with bedroom three offering built in storage space.

Outside

This fantastic detached home offers a driveway for off street parking at the front alongside a front garden with lawn space and mature shrubbery. The rear garden offers masses of seclusion with a walled rear garden for family life whilst also offering a great outdoor entertaining space for the summer months to enjoy. The property also consists of a garage accessed via the side access.

Schools:

Cowley St Laurence CofE Primary School (0.2 Miles)
Whitehall Junior School (0.8 Miles)
Bishopshalt Secondary School (1.3 Miles)

Train:

Uxbridge Station (1.0 Mile)
West Drayton Station (1.5 Miles)
Hillingdon Station (2.0 Miles)

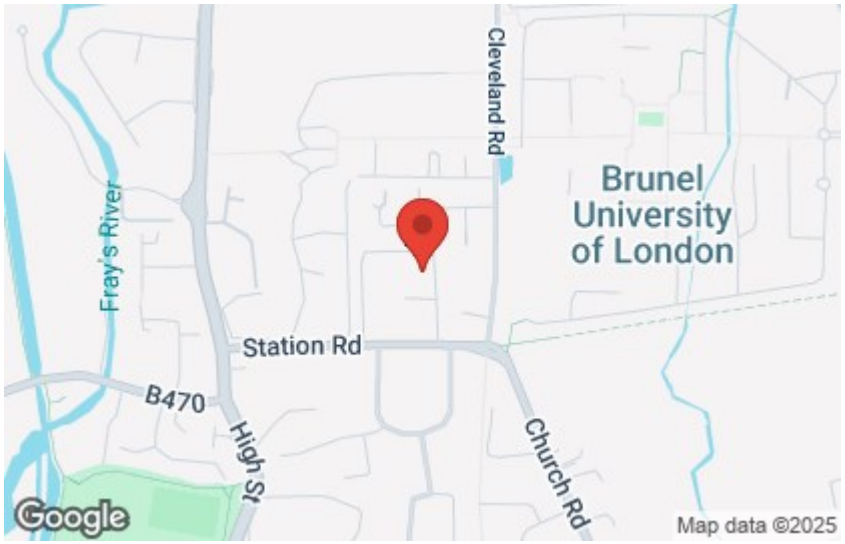
Car:

M4, A40, M25, M40

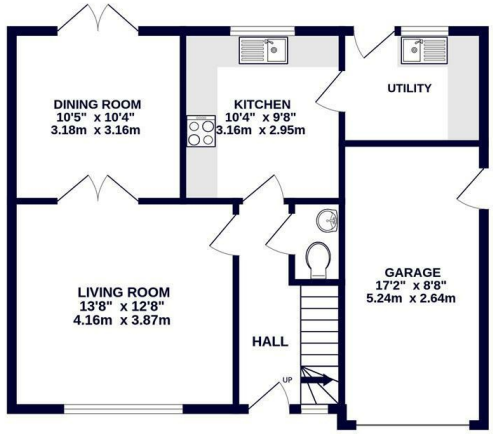
Council Tax Band:

F

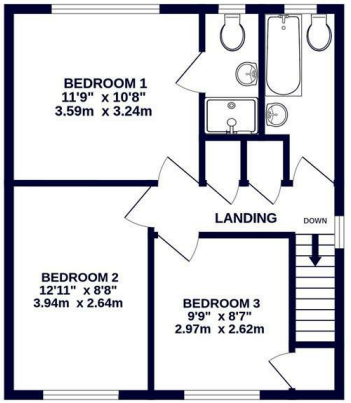
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.4 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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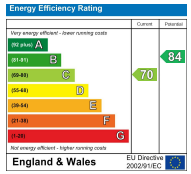

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection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