

10

Nicholls Avenue  
Hillingdon  
Middlesex  
UB8 3JL

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RWHITLEY  
Est. 1938 & CO

Guide Price £650,000



- Detached Chalet Bungalow
- 4/5 Bedrooms
- Living Room
- Dining Room
- Bathroom
- WC
- Generous Garden
- 'In & Out' Driveway
- Garden Store
- No Onward Chain

DESCRIPTION

Situated within easy reach of The Uxbridge Road with shops and transport links, this 4/5 bedroom detached chalet bungalow requires modernisation and refurbishment and is being sold with no onward chain complications. The spacious accommodation comprises, to the ground floor, a living room with double doors out to the rear garden, dining room, fitted kitchen, family bathroom, double bedroom and a further good sized bedroom with additional room which could be used as a 5th bedroom, nursery or study accessed off. Stairs from the dining room lead to the first floor landing providing access to two further double bedrooms and a WC.

OUTSIDE

Front: A dropped kerb provides access to an in & out block paved driveway. Side access to rear via wooden gate.  
Rear: Natural stone patio and a block paved pathway from the side of the property to the rear of the garden. Garden store. Balance mainly laid to lawn.

LOCATION

Hillingdon Hospital, bus routes and local shops are just a short walk. Stockley Business Park, London Heathrow Airport, Uxbridge town centre, Brunel University and the motorway network are all within easy motoring distance.

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

WINDOWS

Double glazed (except garden store).

COUNCIL TAX BAND

We understand that the current council tax band is E.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

Freehold.

VIEWINGS

Strictly by appointment with R Whitley & Co.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 78                      |
| (55-68) D                                   | 60      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



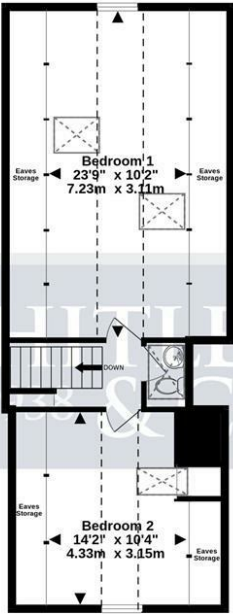
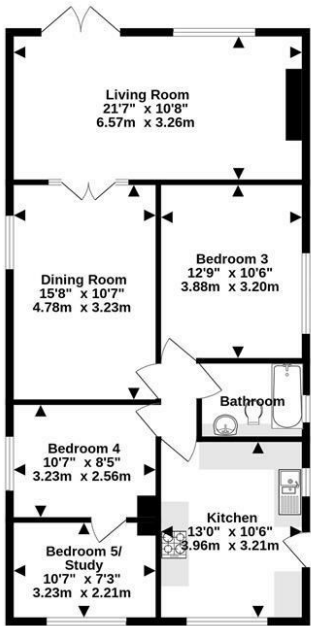




GROUND FLOOR  
879 sq.ft. (81.6 sq.m.) approx.

FIRST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.

GARDEN STORE  
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 1528sq.ft. (142.0 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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# RWHITLEY

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