

## Windsor Avenue, Hillingdon

- Three bedroom
- Front and Rear Gardens
- No Chain
- Three Piece Bathroom
- Viewings Highly Recommended
- End of Terrace House
- Oak Farm Location
- Potential To Extend (STPP)
- Halls Adjoining
- EPC Rating E / Council Tax Band D

**Asking Price £515,000**

**HUNTERS®**

HERE TO GET *you* THERE

# Windsor Avenue, Hillingdon

## DESCRIPTION

Hunters estate agents are delighted to offer to the market this well presented and spacious three bedroom end of terraced home on Windsor Avenue. The property is set on a prime residential road in the Oak Farm and has great potential to extend subject to planning permission! You also have the added benefit of being a tucked away cul de sac and within arms reach to a nature reserve and local park.

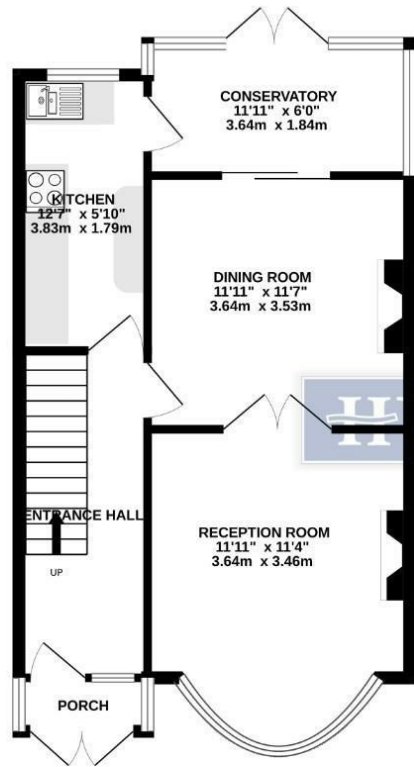
The property includes, entrance hall, sitting room, dining room, fitted kitchen and conservatory. To the first floor you have three bedrooms, two of which are double a long with a three piece suite family bathroom. Externally there are front and rear gardens with shared drive access into the garage, you also have the potential to create a dropped kerb at the front subject to approval. Other benefits include double glazing throughout and gas central heating.

Being located at the top end of Windsor Avenue this property is ideal for commuters as the Hillingdon train station serves the Metropolitan & Picadilly lines, bus links and the Oxford tube station. There are multiple schools within a short driving/walking distance a long with the Hillingdon Circus Parade offering a great variety of local shops and amenities. Do not miss the opportunity to view and contact Hunters today.

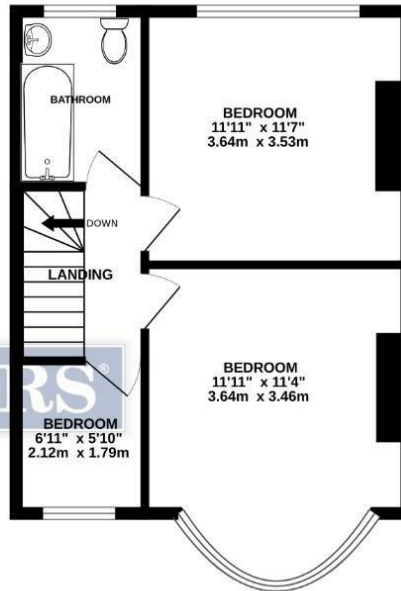




GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.2 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.  
Made with Metropac 02023

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

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