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& MILLER



Ashwood Avenue, Uxbridge, UB8 3LS  
£500,000

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**£500,000**

- Three Bedroom
- Wide Driveway
- Off Street Parking
- Potential for Extension (STPP)
- Quiet Residential Road
- Semi Detached
- No Onwards Chain
- Private Rear Garden
- Close to Highly Regarded Schools
- 1003 sq ft - EPC Rating - C



## Description

This property creates the perfect space for family living comprising of an inviting entrance hall, bright and spacious reception room leading into the dining room with ample of storage space, fitted kitchen providing access to the rear garden and store with a downstairs WC.

Rising to the first floor enjoys three bedrooms ( two with fitted wardrobes) and a freshly presented bathroom suite.

The front of the accommodation with a driveway space for off street parking. To the rear boasts a private garden with a lawn and patio area perfect for outside dining and entertainment.

## Situation

Ashwood Avenue is a residential road by Hillingdon hospital, with a variety of schools including Park Academy West London and Colham Manor primary school, Brunel University also within walking distance. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station. West Drayton station being just a 7 minute drive away with the Elizabeth line giving easy links to central London and the surrounding.



## Floor Plans

### Ashwood Avenue, Uxbridge, UB8

Approximate Area = 939 sq ft / 87.2 sq m  
 WC & Store = 64 sq ft / 5.9 sq m  
 Total = 1003 sq ft / 93.1 sq m  
 For identification only - Not to scale

**Ground Floor**

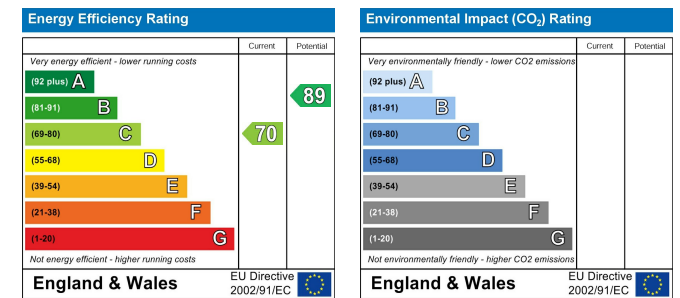
**First Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

## Area Map



## Energy Performance Graph



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