









Windsor Avenue, Uxbridge, UB10 9AU

£587,500

- Three Bedroom Semi Detached Home
- Close To Hillingdon Station
- Garage
- Close To Highly Regarded Schools

- Extended To The Rear
- Driveway
- 26 Ft Through Lounge
- Immaculate Condition

## **Description**

Creating the perfect space for family living this well presented property comprises of an inviting entrance hall, light filled spacious reception room which flows effortlessly into the dining room with patio doors giving access to the garden, completing the ground floor is a fully fitted kitchen.

Rising to the first floor boasts two double bedrooms, a third single bedroom and a modern family bathroom.

To the front is a driveway space for off street parking. To the rear enjoys a private rear garden mainly laid to lawn with a patio area, perfect for outside dining and entertainment, there is also a private garage.

### **Situation**

Windsor Avenue is a sought after residential road offering easy access to a number of highly regarded local schools including Oak Farm, Ryefield, St Bernadettes and Vyners Secondary School. Hillingdon station with Metropolitan/Piccadilly line giving serval links to central London and the surrounding area. Also the A40 with its links to London and the Home Counties. Uxbridge Town Centre is just a short drive away with its vast array of shops, restaurants, bars, gyms and a cinema.



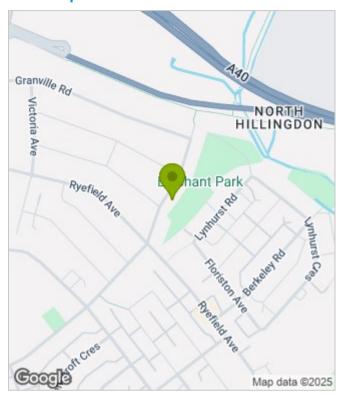




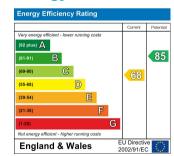
#### **Floor Plans**

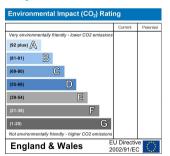
# Windsor Avenue, Uxbridge, UB10 Approximate Area = 1198 sq ft / 111.3 sq m Garage = 136 sq ft / 12.6 sq m Total = 1334 sq ft / 123.9 sq m For identification only - Not to scale Garage 4.95 x 2.51 16'3 x 8'3 Garden 16.05 x 6.85 Dining Room 5.85 max x 2.69 max 19'2 x 8'10 12'5 x 6'10 I Bedroom 2 3.63 max x 3.56 max 11'11 x 11'8 7.99 max x 3.69 max 26'3 x 12'1 Bedroom 1 4.23 max x 3.66 max 13'11 x 12'0 Bedroom 3 2.77 x 2.03 9'1 x 6'8 First Floor Extends To 6.50 x 21'4 OALLDAY Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. MILLER Produced for Allday & Miller.

### **Area Map**



## **Energy Performance Graph**





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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.