









Windsor Avenue, Hillingdon, UB10 9AX

£600,000

- Three Bedroom Semi Detached
- Off Street Parking
- Nearby to Highly Regarded Schools
- Located a Short Walk From Hillingdon Station
  Sleek Kitchen & Bathroom
- Desirable Position On The Oak Farm Development

- Extended Kitchen to Rear
- Ground Floor W.C
- Potential to Extend (Subject to Planning)
- Garage

## **Description**

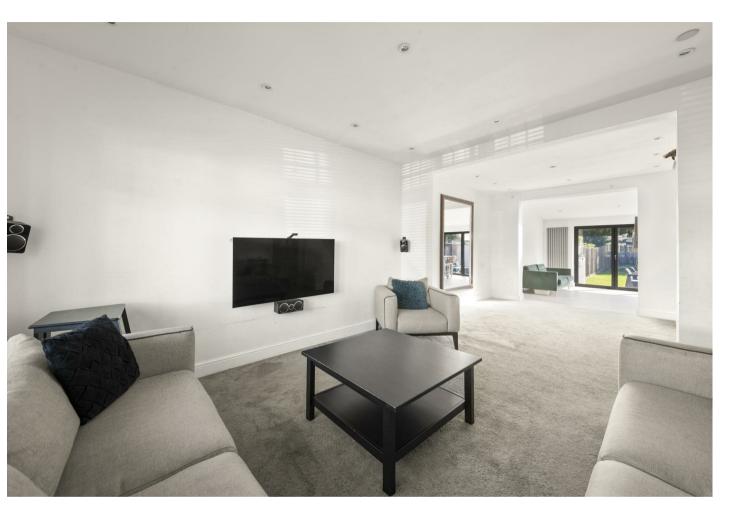
The property is in good condition throughout, making it ready for you to move in and enjoy. As you enter the ground floor, you are welcomed by a spacious reception and family room, perfect for relaxation and entertaining, the sleek fitted kitchen, complete with a dining area, with bifold doors opening onto the rear. Additionally, a downstairs WC adds to the practicality of this layout.

Venturing to the first floor, you will find two generously sized bedrooms, alongside a versatile third room that can serve as either a bedroom or a home office, catering to your personal needs. A well-appointed family bathroom completes this level, ensuring comfort and convenience for all.

Outside, the property boasts a front drive with parking, a valuable feature in this area. The private rear garden, mainly laid to lawn, offers a perfect outdoor space for dining and entertainment and a garage providing additional storage.

### **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. There are numerous local shops including Marks & Spencer close along with Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. Uxbridge Town Centre with its vast array of shops, restaurants and bars is approximately just over a mile away.



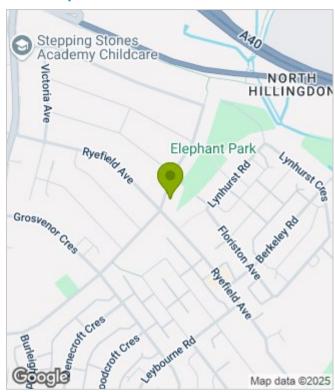




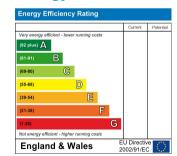
#### **Floor Plans**

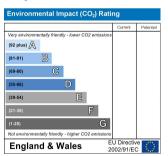
# Windsor Avenue, Uxbridge, UB10 Approximate Area = 1223 sq ft / 113.6 sq m Garage = 129 sq ft / 12.0 sq m Total = 1352 sq ft / 125.6 sq m For identification only - Not to scale 15'9 x 8'1 Garden 14.26 x 7.99 chen / Dining Room 6.21 max x 5.39 max = Reduced headroom below 1.5m / 5'0 Family Room 3.50 x 3.49 4.27 max x 3.61 max 13'9 x 11'11 14'0 x 11'10 Bedroom 2.05 max First Floor Extends To 5.50 x 18'1 **Ground Floor** Floor plan produced in accordance with RICS Property Measurement Standards incorporating ALLDAY International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. MILLER Produced for Allday & Miller.

### **Area Map**



## **Energy Performance Graph**





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