



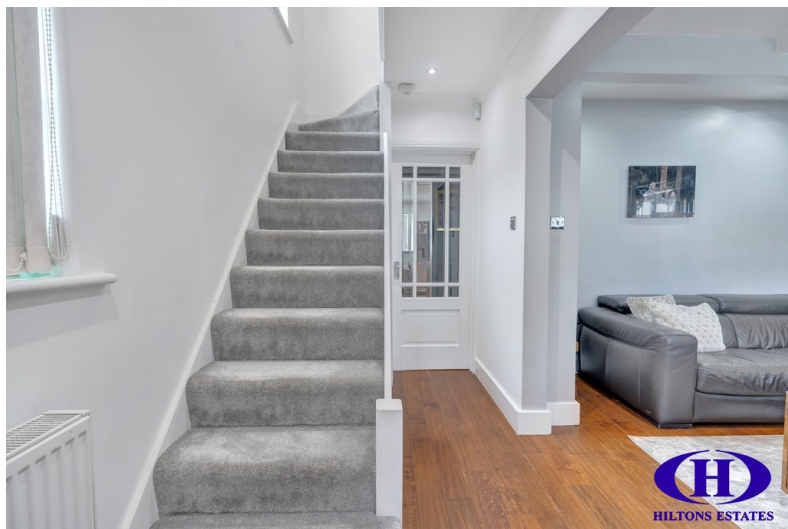
**HILTONS ESTATES**

**Dickens Avenue**  
 , Uxbridge, UB8 3DN

- Turn-Key 3-Bed Home | Huge Garden | Great Location
- Spacious layout with open-plan kitchen/diner
- Off-street parking & modern family bathroom
- Minutes from Hillingdon Hospital & Brunel University

**Offers In Region Of £599,950**

EPC Rating 'TBC'







## Property Description

### Elegant 3-Bedroom Home with Exceptional Potential

Beautifully presented and ready to move into, this charming home offers space, style, and superb development potential.

Step through the entrance porch into a welcoming hallway, leading to a spacious living room and a bright open-plan kitchen/diner, perfect for modern living. The home opens out to a generous 100ft rear garden, offering plenty of space to relax or extend (STPP).

Upstairs features three well-proportioned bedrooms and a contemporary family bathroom, all finished to a high standard. Additional benefits include off-street parking at the front.

Located close to Hillingdon Hospital and Brunel University, with excellent transport links to Heathrow, Central London, and major motorways (M4, M25, M40), this home is ideal for first-time buyers, investors, and developers alike.

A turn-key opportunity with room to grow.



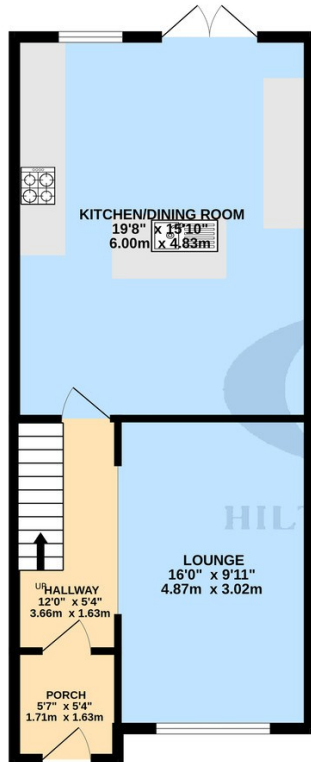




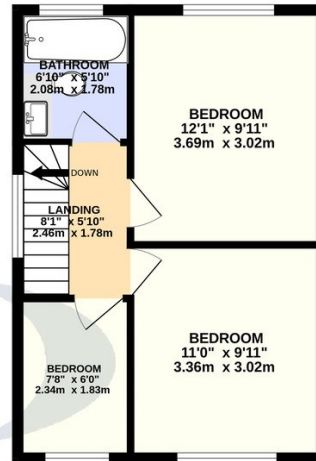
**PORCH 5' 7" x 5' 4" (1.7m x 1.63m)**  
**LOUNGE 16' x 9' 11" (4.88m x 3.02m)**  
**HALLWAY 12' x 5' 4" (3.66m x 1.63m)**  
**KITCHEN/DINER 19' 8" x 15' 10" (5.99m x 4.83m)**  
**BEDROOM 1 11' x 9' 11" (3.35m x 3.02m)**  
**LANDING 12' 1" x 9' 11" (3.68m x 3.02m)**  
**BEDROOM 2 12' 1" x 9' 11" (3.68m x 3.02m)**  
**BATHROOM 6' 10" x 5' 10" (2.08m x 1.78m)**



GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



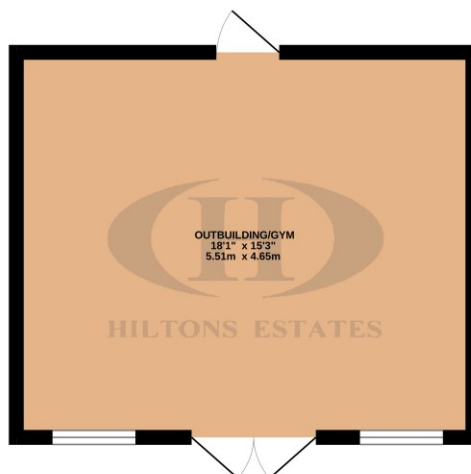
1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 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.  
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GROUND FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 276 sq.ft. (25.6 sq.m.) approx.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements