

# Parkfield Avenue

Middlesex • Middlesex • UB10 0DG

Offers In Excess Of: £650,000



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est 1986



# Parkfield Avenue

Middlesex • Middlesex • UB10 0DG

An extended and beautifully presented four bedroom semi detached house situated on a popular residential road in Hillingdon. Parkfield avenue is located close to Long Lane, offering easy access to a number of local amenities including local shops, transport links and a number of highly regarded schools. The ground floor comprises a 14ft living room, 11ft dining room, 18ft kitchen and downstairs WC. To the first floor there is a 12ft bedroom and 14ft bedroom with fitted wardrobes, 9ft bedroom and family bathroom. To the second floor there is a 17ft main bedroom with ensuite shower room. The front of the property is paved creating off street parking for multiple cars whilst the private rear garden is mainly laid to lawn.

Four bedroom house

Semi detached

Sought after location

18ft kitchen

Downstairs WC

11ft dining room

17ft bedroom

14ft living room

Private rear garden

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

A well presented and spacious four bedroom semi detached house situated on popular residential road in Hillingdon. Parkfield avenue is located close to Long Lane, offering access to a number of local amenities including local shops, transport links and a number of highly regarded schools. The ground floor comprises a 14ft living room, 11ft dining room, 18ft kitchen and downstairs WC. To the first floor there is a 12ft bedroom and 14ft bedroom with fitted wardrobes, 9ft bedroom and family bathroom. To the second floor there is a 17ft main bedroom with ensuite shower room..

### Location

Parkfield Avenue is a popular residential road in Hillingdon located close to Long Lane, offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded local schools including St Bernadettes, Oak Farm and Bishopshalt senior school. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre with its multitude of shopping facilities, bars and restaurants.

### Outside

The front of the property is paved creating off street parking for multiple cars whilst the private rear garden is mainly laid to lawn.





### Schools:

Highfield Primary School 0.2 miles  
Hillingdon Primary School 0.2 miles  
St Bernadette Catholic Primary School 0.5 miles



### Train:

Hillingdon 1.4 miles  
Uxbridge 1.6 miles  
West Drayton 1.9 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

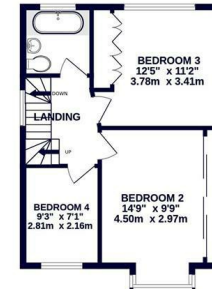
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



2ND FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 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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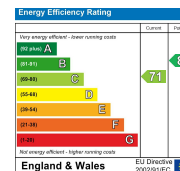
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