

# St. Margarets Avenue

Hillingdon • Middlesex • UB8 3HH

Guide Price: £575,000



coopers  
est 1986



# St. Margarets Avenue

Hillingdon • Middlesex • UB8 3HH

A three bedroom detached bungalow situated on St, Margarets Avenue, a sought after residential road close to Hillingdon hospital and just a short walk from the ofsted outstanding Hillingdon Primary school, Bishopshalt senior school and Brunel University. 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. The property comprises 15ft living room, 11ft dining room, 10ft kitchen, 13ft main bedroom, 11ft second bedroom, 11ft third bedroom and family bathroom. Outside there is off street parking and private rear garden.

Three bedroom bungalow

Detached

Potential to extend (S.T.P)

Convenient location

15ft living room

11ft dining room

10ft kitchen

13ft main bedroom

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 three bedroom detached bungalow offering spacious rooms throughout with the potential to extend, subject to the usual planning consents. The property comprises 15ft living room, 11ft dining room, 10ft kitchen, 13ft main bedroom, 11ft second bedroom, 11ft third bedroom and family bathroom.

### **Outside**

The front of the property has been paved throughout creating off street parking, whilst the private rear garden is mainly laid to lawn with a patio stretching across the rear of the house.

### **Location**

St Margarets Avenue is a sought after residential road close to Hillingdon hospital and just a short walk from the ofsted outstanding Hillingdon Primary school, Bishopshalt senior school and Brunel University. 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.





### Schools:

Hillingdon Primary School 0.4 miles  
Colham Manor Primary School 0.5 miles  
Bishopshalt Senior School 0.5 miles



### Train:

Uxbridge Station 1.4 miles  
West Drayton Station 1.5 miles  
Hillingdon Station 1.7 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.4 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Below average energy efficiency	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		

England & Wales  
E3 Directive  
2002/91/EC

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.