

Windsor Avenue

Hillingdon • Middlesex • UB10 9BB

Guide Price: £575,000



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A three bedroom semi detached house (6m rear extension : current extension+further 3m rear extension fresh approval) situated on Windsor Avenue, a sought after residential road situated just off Long Lane on the highly regarded Oak Farm and offers easy access to a number of amenities including Outstanding Independent, local (primary and secondary) Schools and Day Care/ Nursery Schools, close to Hillingdon Underground/ Tube Station and easy access to Brunel University/ Uxbridge Town Centre.

The ground floor of the property comprises 11ft family room, 17ft kitchen/diner, 15ft lounge and W/C. To the first floor is a 12ft main bedroom with fitted wardrobes, 11ft second bedroom, 7ft third bedroom and family bathroom with separate W/C. Outside there is off street parking and private rear garden.

Extended three bedroom semi-detached house

Planning permission granted for further extension

Oak Farm location

Close to outstanding independent and local schools

Downstairs toilet and utility area

Kitchen - refurbished & fitted pantry cupboards

Fitted wardrobes in main and secondary bedroom

Rear garage with service road access

Private rear garden

Off street parking plus ample on 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 extended semi-detached house offering generously proportioned rooms throughout situated on a sought after road. The ground floor of the property comprises a 15ft lounge, 17ft kitchen/diner, 11ft family room, and W/C. To the first floor is a 12ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes, 7ft third bedroom (bigger than the standard box room) and family bathroom with separate W/C

Outside

The front of the property has been paved throughout creating parking for 2 vehicles, whilst the private rear garden is mainly laid to lawn. A locked garage/ out building to the rear with wide service road direct access from the main road.

Location

Windsor Avenue is a sought after residential road situated just off Long Lane on the highly regarded Oak Farm and offers easy access to a number of amenities including shops, bus links (U2 to Uxbridge and Brunel University, via Hillingdon Hospital, St Bernadettes, Ryefield and Oak Farm primary schools, Oakwoods and Swakeleys secondary schools and Hillingdon Tube station. Uxbridge town centre, Heathrow Airport and the M4/M40/M25 and A40 are all just a short drive away.



Schools:

Oak Farm Infant School 0.1 miles
St Helens College 0.4 miles
ACS Hillingdon International School 0.8 miles



Train:

Hillingdon Station 0.5 miles
Ickenham Station 0.9 miles
Uxbridge Station 1.6 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



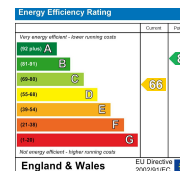
TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.

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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