Pinewood Avenue

Hillingdon • Middlesex • UB8 3LW Offers In Excess Of: £300,000





Pinewood Avenue Hillingdon • Middlesex • UB8 3LW

A well maintained two bedroom first floor maisonette that is situated on a convenient residential road that offers spacious rooms throughout. The property is accessed via a private front door with stairs leading to a central first floor landing with doors to the 13ft living room, modern 9ft kitchen, 12ft main bedroom, 12ft second bedroom and family bathroom. Outside there is a well maintained and private rear garden.

- Two bedroom maisonette
 - First floor 13ft living room 9ft modern kitchen 12ft main bedroom 12ft second bedroom Private rear garden Convenient location Long lease Good transport links

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

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Outside

A well maintained and private rear garden that is mainly laid to lawn.

Location

Pinewood Avenue is a convenient residential road providing easy access to shops, Hillingdon hospital, Bishopshalt senior school, Brunel University and Heathrow Airport. 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:

Colham Manor Primary School 0.1 miles St Matthew's CofE Primary School 0.8 miles De Salis Studio College 1.1 miles



F

Train:

West Drayton 0.9 miles Uxbridge 2.0 miles Hayes & Harlington 2.1 miles



) Car: M4, A40, M25, M40

Council Tax Band:

(Distances are straight line measurements from centre of postcode)





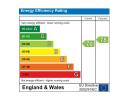
TOTAL FLOOR AREA: 599 sq.ft. (55.6 sq.m.) approx. Whist every attempt has been made to ensure the accuracy of the floorplan cortained here, measurements doors, whorks, norms and any orbit fermism are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and applications shown have not been tested and no guarantee as to their openationy or efficiency can be optim.

COOPERS est 1986

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GROUND FLOOR 34 sq.ft. (3.1 sq.m.) approx. 1ST FLOOR 565 sq.ft. (52.5 sq.m.) approx.

DOV

KITCHEN 9'8" x 9'6" 2.95m x 2.90m

BEDROOM 2 12'8" x 10'4"

3.85m x 3.15m

В

LIVING ROOM 13'4" x 11'1" 4.06m x 3.38m

BEDROOM 1

12'4" x 11'1" 3.76m x 3.38m

