

Pinewood Avenue

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



coopers
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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



Train:

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



Car:

M4, A40, M25, M40



Council Tax Band:

C

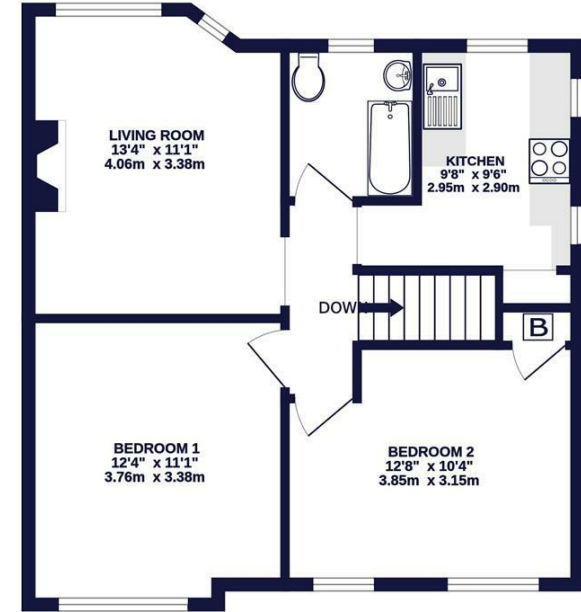
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
34 sq.ft. (3.1 sq.m.) approx.



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



TOTAL FLOOR AREA : 599 sq.ft. (55.6 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 - lower running costs	B		
Decent energy efficiency - lower running costs	C	70	78
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

England & Wales
EPC 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.