

# Parkfield Avenue

Hillingdon • Middlesex • UB10 0DG

Asking Price: £495,000



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est 1986

# Parkfield Avenue

Hillingdon • Middlesex • UB10 0DG

A spacious three bedroom semi detached house situated on a popular residential road in Hillingdon close to Long Lane offering access to a number of local amenities including schools, shops and transport links. The ground floor comprises an entrance hall, 15ft living room, 12ft dining room, 8ft kitchen and 14ft conservatory. To the first floor there is a 15ft main bedroom, 11ft second bedroom, 9ft third bedroom and family bathroom. Outside there is a paved driveway creating off street parking whilst the private rear garden is mainly laid to lawn.

Three bedroom house

Semi detached

Sought after location

15ft living room

12ft dining room

14ft conservatory

8ft kitchen

15ft 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 spacious three bedroom semi detached house situated on a popular residential road in Hillingdon. The ground floor comprises an entrance hall, 15ft living room, 12ft dining room, 8ft kitchen and 14ft conservatory. To the first floor there is a 15ft main bedroom, 11ft second bedroom, 9ft third bedroom and family bathroom.

### 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

Outside there is a paved driveway creating off street parking 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:

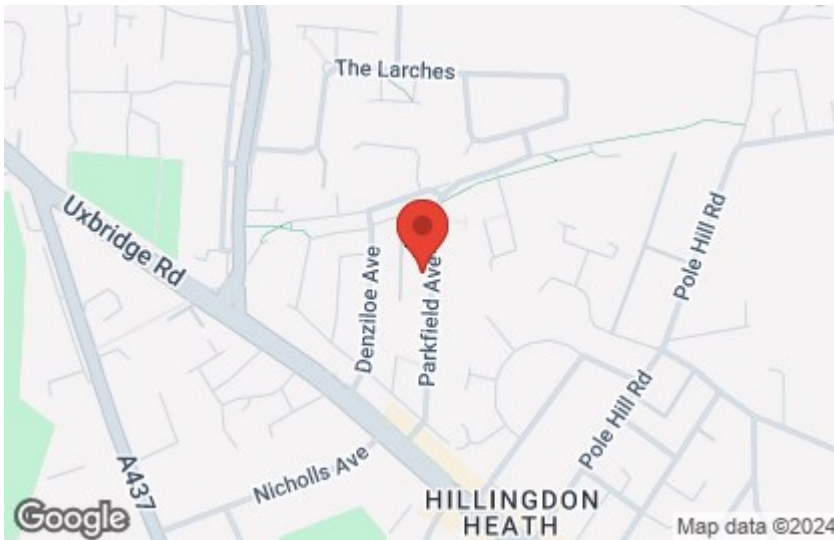
M4, A40, M25, M40



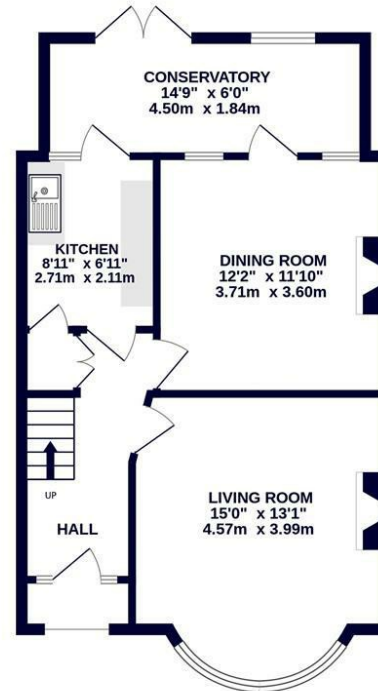
### Council Tax Band:

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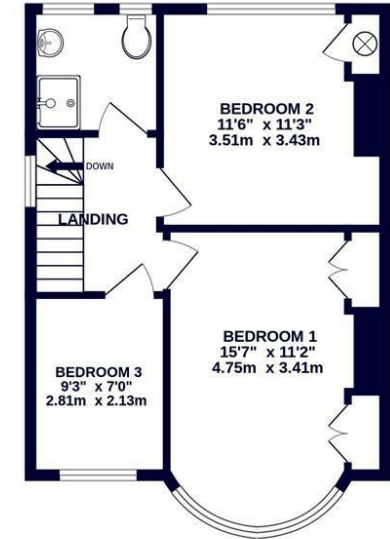
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
 442 sq.ft. (41.1 sq.m.) approx.



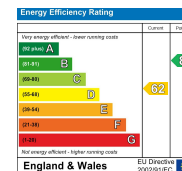
TOTAL FLOOR AREA : 1005 sq.ft. (93.3 sq.m.) approx.

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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