

Woodrow Avenue

North Hayes • Middlesex • UB4 8QR
Guide Price: £465,000



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A well presented two bedroom end terrace house situated on Woodrow Avenue, a popular residential road located just off of Balmoral Drive whilst being walking distance to the Uxbridge Road and Kingshill Avenue with all of their amenities including shops, bus links and a number of schools. The ground floor comprises entrance hall, 14ft living room, 14ft kitchen/diner and 8ft conservatory. To the first floor there is the 11ft main bedroom with fitted wardrobes, 9ft second bedroom and family bathroom. Outside there is off street parking and private rear garden.

Two bedroom house

End terrace

Sought after location

14ft kitchen/diner

14ft living room

8ft conservatory

11ft main bedroom

9ft second 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 well presented two bedroom end terrace house with generously proportioned rooms throughout. The ground floor comprises entrance hall, 14ft living room, 14ft kitchen/diner and 8ft conservatory. To the first floor there is the 11ft main bedroom with fitted wardrobes, 9ft second 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.

Location

Woodrow Avenue is a popular residential road located just off of Balmoral Drive whilst being walking distance to the Uxbridge Road and Kingshill Avenue with all of their amenities including shops, bus links and a number of schools. Hayes Town centre with its expanse of shops, banks, restaurants and Crossrail train station is approximately 1 mile away. The M4 and its links to London and the Home Counties is also just a short drive.





Schools:

Hayes Park School 0.2 miles
Grange Park Junior School 0.2 miles
Charville Academy 0.8 miles



Train:

Hayes & Harlington Station 1.6 miles
Hillingdon Station 2.3 miles
South Ruislip Station 2.3 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

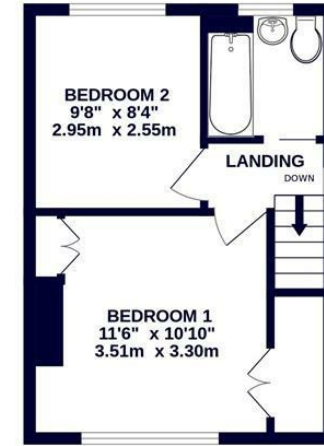
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



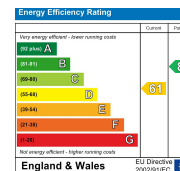
TOTAL FLOOR AREA: 711 sq.ft. (66.0 sq.m.) approx.

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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