

Bourn Avenue

Hillingdon • Middlesex • UB8 3AR
Offers In Excess Of: £490,000



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est 1986

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This spacious and modern 2/3 bedroom semi-detached house, available with no onward chain, offers a flexible layout featuring a 15ft kitchen/living area, a 15ft dining room, a 13ft reception room that can also serve as a bedroom, and a downstairs bathroom. Upstairs, there are two 13ft bedrooms, including one with an ensuite bathroom. The property also boasts a paved driveway providing off-street parking at the front and a generous southwest-facing garden, mostly laid to lawn, at the rear.

Two/three bedroom house

Semi detached

No onward chain

15ft kitchen/living room

15ft dining room

13ft bedroom with ensuite

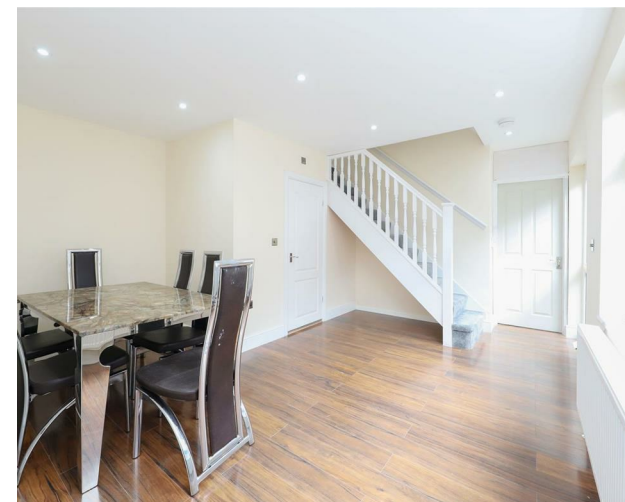
13ft bedroom

Off street parking

Great transport links

Modern interior

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 recently renovated semi detached home with total floor area of the property is 898 sq. ft. (83.4 sq. m.), divided between the ground and first floors. The ground floor features a large open-plan kitchen/living area, 15ft dining room, a 13ft bedroom/ reception room, and a bathroom, making it highly functional and suitable for various living arrangements. The first floor includes a 13ft bedroom and a second 13ft bedroom with an ensuite bathroom.

Outside

The front of the property features a paved driveway offering off-street parking, while the rear boasts a generous west-facing garden, primarily laid to lawn, with a patio extending across the back of the house.

Location

Bourn Avenue is a popular tree lined road in Hillingdon just a short walk from Hillingdon Village and its local shops. It provides easy access to a number of schools including the Ofsted outstanding Hillingdon Primary School and the sought after Bishopshalt Senior School, bus/road links including the M40 with its links to London and the Home Counties along with Stockley Park, Brunel University, Hillingdon Hospital and Heathrow Airport. Uxbridge town centre with its multitude of shops, bars, restaurants and Metropolitan/Piccadilly line station is a short drive away.



Schools:

Hillingdon Primary School 0.3 miles
Colham Manor Primary School 0.4 miles
Bishopshalt School 0.4 miles



Train:

West Drayton 1.4 miles
Uxbridge 1.6 miles
Hillingdon 1.8 miles



Car:

M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.

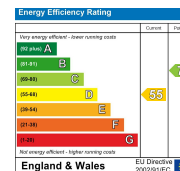


TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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