

# Stratford Avenue

Hillingdon • Middlesex • UB10 0JW  
Offers In Excess Of: £750,000



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est 1986

# Stratford Avenue

Hillingdon • Middlesex • UB10 0JW

A rarely available three bedroom semi detached "Warren" built house that is situated on Stratford Avenue, a sought after residential cul de sac in the heart of Hillingdon Village and its recreational facilities that include Hillingdon Golf Club and the picturesque Court Park to name a few. The property comprises spacious hallway with doors leading to the 14ft lounge, 12ft dining room, 13ft play room, 13ft kitchen/breakfast room, utility, study and shower room. To the first floor there is a 14ft master bedroom with fitted wardrobes, 12ft second bedroom, 8ft third bedroom and family bathroom. Outside there is off street parking and private rear garden.

Three bedroom house

Semi detached

Hillingdon Village

Warren built

Flexible layout

14ft lounge

13ft kitchen/breakfast room

14ft master 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 rarely available three bedroom semi-detached "Warren" built house that is located on a sought after cul-de-sac in Hillingdon Village that benefits from a number of period features including high ceilings, fireplaces and parquet flooring. The property has been extended creating a spacious family home with a flexible ground floor layout. The property comprises spacious hallway with doors leading to the 14ft lounge, 12ft dining room, 13ft play room, 13ft kitchen/breakfast room, utility, study and shower room. To the first floor there is a 14ft master bedroom with fitted wardrobes, 12ft second bedroom, 8ft third bedroom and family bathroom.

### Outside

The front of the property has been block paved creating off street parking whilst the private rear garden is mainly laid to lawn.

### Location

Stratford Avenue is a sought after residential cul de sac in the heart of Hillingdon Village, where properties rarely become available. There are a number of well regarded schools in close proximity including Bishopshalt senior and recreational facilities that include Hillingdon Golf Club and the picturesque Court Park to name a few. Uxbridge town centre with its wide range of shops, restaurants, bars and tube station is approximately one mile away along with the A40/M40M4 and M25.

### N:B

These photos were taken before the tenants moved in.



### Schools:

Bishopshalt School 0.3 miles  
Uxbridge High School 0.5 miles  
ACS Hillingdon International School 0.6 miles



### Train:

Uxbridge Station 1.1 miles  
Hillingdon Station 1.4 miles  
West Drayton Station 1.9 miles



### Car:

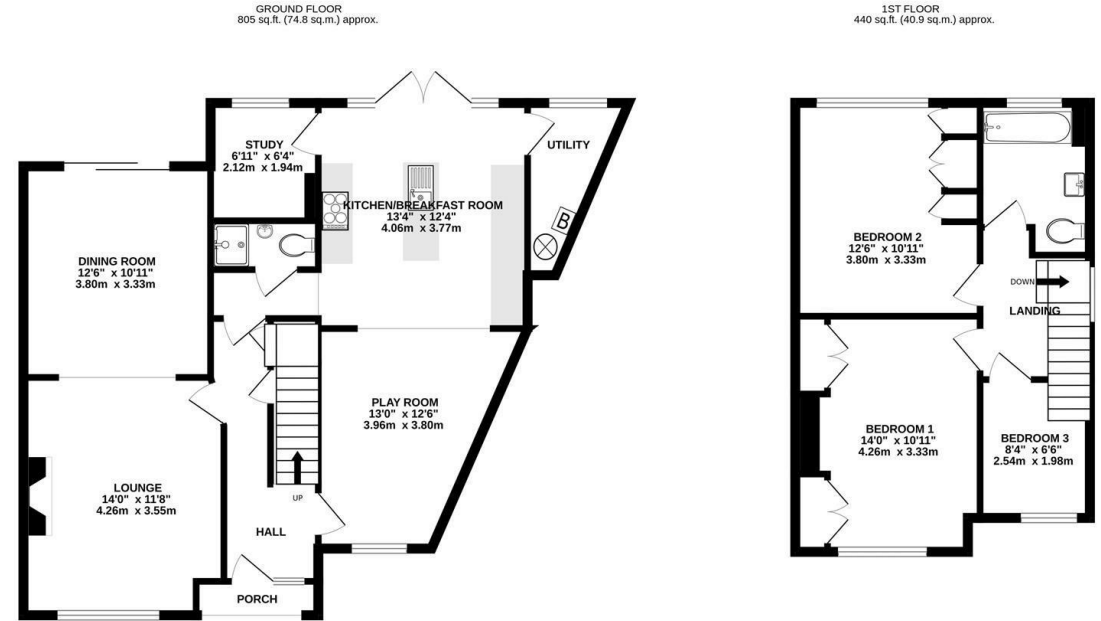
M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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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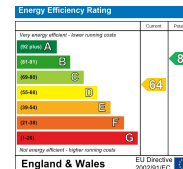
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