

# Appletree Avenue

Hillingdon • Middlesex • UB8 3PX  
Offers In Excess Of: £500,000



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est 1986

# Appletree Avenue

Hillingdon • Middlesex • UB8 3PX

A spacious three bedroom semi detached house that is offered with no onward chain that is situated on a popular residential road in Hillingdon. To the ground floor the property benefits from a hallway, 14ft living room, 10ft dining room, 11ft kitchen and 17ft conservatory. To the first floor there is a 12ft main bedroom, 10ft second bedroom, 9ft third bedroom and family bathroom with separate W.C. Outside there is off street parking and private rear garden.

Three bedroom house

Semi detached

Two reception rooms

Conservatory

No onward chain

Convenient location

Well maintained

Potential to extend (S.T.P)

Off street parking

Rear garden

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**

The front of the property has a shingled driveway creating off street parking while to the rear the garden is mainly laid to lawn.

### **Location**

Appletree Avenue is a popular residential road that is exceptionally well placed providing good access to Hillingdon Hospital, Brunel University, Stockley Business Park as well as West Drayton High Street with its variety of independent shops, eateries and West Drayton Train Station (Crossrail). There are also a number of bus/road links close by creating a short drive to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station.

### **N:B**

Photos are pre tenants moving in



### Schools:

Colham Manor Primary School 0.2 miles  
Rabbsfarm Primary School 0.5 miles  
Bishopshalt Secondary School 0.9 miles



### Train:

West Drayton Station 0.9 miles  
Uxbridge Station 1.8 miles  
Iver Station 2.1 miles



### Car:

M4, A40, M25, M40



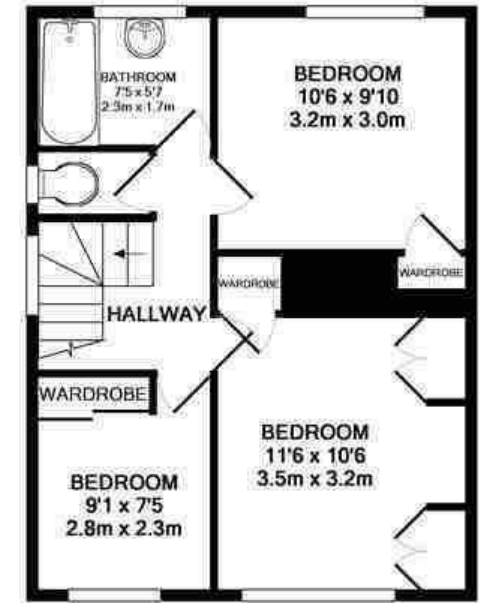
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
APPROX. FLOOR  
AREA 568 SQ.FT.  
(52.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 413 SQ.FT.  
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 981 SQ.FT. (91.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
		86	67
England & Wales		03 October 2022/01/2023	

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.