

Dickens Avenue

Hillingdon • Middlesex • UB8 3DN

Guide Price: £585,000



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est 1986

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A four bedroom semi detached house situated on Dickens Avenue, a popular residential road in Hillingdon which is conveniently located for local shops, schools and within easy reach of Uxbridge Town Centre and Metropolitan/Piccadilly train station. Heathrow airport, Stockley Park Business Centre and Golf Club, Brunel University and the M4 and M25 are all just a short drive away. The property comprises spacious entrance hallway leading to the shower room, 22ft reception room and 13ft kitchen. To the first floor is the 11ft second bedroom, 10ft third bedroom, 7ft fourth bedroom and family bathroom. The loft has been converted creating the 16ft main bedroom with en-suite shower room. Outside there is off street parking and private rear garden.

Four bedroom house

Semi detached

Sought after location

Extended

22ft through lounge

13ft kitchen

16ft main bedroom with en-suite

11ft second bedroom

Off street parking

Private 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

A four bedroom semi detached house that has been extended and modernised creating a beautiful family home. The property comprises spacious entrance hallway leading to the shower room, 22ft reception room and 13ft kitchen. To the first floor is the 11ft second bedroom, 10ft third bedroom, 7ft fourth bedroom and family bathroom. The loft has been converted creating the 16ft main bedroom with en-suite shower room.

Outside

The front of the property has been blocked paved creating off street parking along with side access to the garden. The private rear garden is mainly laid to lawn, with a patio area across the rear of the house. At the foot of the garden there are three storage sheds.

Location

Dickens Avenue is a popular residential road in Hillingdon which is conveniently located for local shops, schools and within easy reach of Uxbridge Town Centre with its variety of shops, restaurants, bus links and Metropolitan/Piccadilly train station. Heathrow airport, Stockley Park Business Centre and Golf Club, Brunel University and the M4 and M25 with their links to London and the Home Counties are all just a short drive away.



Schools:

Wood End Park Academy 0.4 miles
Colham Manor Primary School 0.5 miles
De Salis Studio College 0.8 miles



Train:

West Drayton 1.2 miles
Hayes & Harlington 1.6 miles
Uxbridge 2.3 miles



Car:

M4, A40, M25, M40



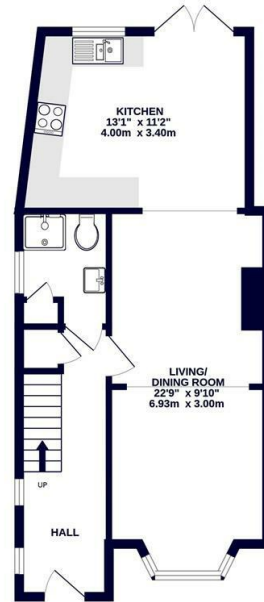
Council Tax Band:

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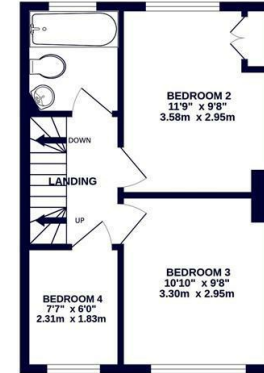
(Distances are straight line measurements from centre of postcode)



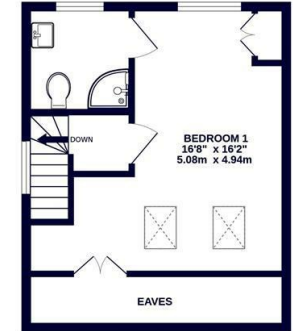
GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



2ND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



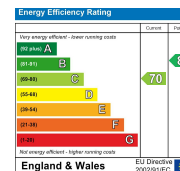
TOTAL FLOOR AREA: 1172 sq.ft. (108.9 sq.m.) approx.

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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