

Dickens Avenue

Hillingdon • Middlesex • UB8 3DL

Offers In Excess Of: £550,000



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A spacious three bedroom semi detached house that is situated on a popular residential road that offers huge potential to extend / develop (S.T.P) that is offered without an onward chain. The ground floor of the property benefits from a hallway with doors leading to the 12ft living room, 13ft kitchen and 13ft dining room. To the first floor there is a 13ft main bedroom, 13ft second bedroom, 7ft third bedroom and wet room with separate W.C. Outside there is off street parking for numerous vehicles, 18ft garage and a generous rear garden that extends to the side of the house and behind the garage.

Three bedroom house

Semi detached

Large side plot

Potential to extend / develop (S.T.P)

Popular location

Two reception rooms

13ft main bedroom

Own drive

Garage

No onward chain

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 property is situated within a generous plot with the front providing a private driveway that offers off street parking for numerous vehicle, access to the 18ft garage and a lawned area to the side. To the rear is a generous, well maintained and private garden that extends to the side of the house and behind the garage and workshop which is mainly laid to lawn with a variety of shrubs, trees and bushes along the borders.

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:

D

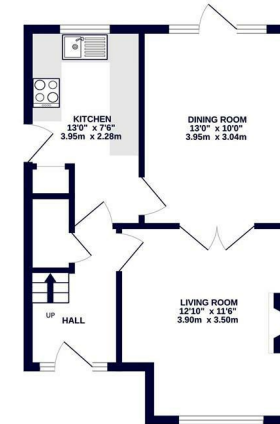
(Distances are straight line measurements from centre of postcode)



OUTBUILDING
306 sq.ft. (28.4 sq.m.) approx.



GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1168 sq.ft. (108.5 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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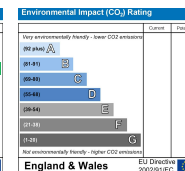
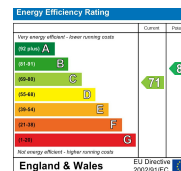
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.