

# Micawber Avenue

Hillingdon • Middlesex • UB8 3NY

Guide Price: £625,000



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# Micawber Avenue

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A three bedroom, semi-detached bungalow situated on Micawber Avenue, a sought after residential road close to Hillingdon hospital and just a short walk from highly regarded schools. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre. The property comprises 10ft third bedroom, 14ft living room, 12ft second bedroom, 13ft main bedroom, 20ft kitchen/breakfast room with double doors leading to the private rear garden, 20ft dining room attached to a shower room and main family bathroom. Outside there is off street parking and private rear garden.

Three bedroom bungalow

Detached

Potential to extend (S.T.P)

14ft living room

20ft kitchen/breakfast room

20ft dining room

13ft main bedroom

12ft second 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.







### Proeprty

A three bedroom detached bungalow that has been very well maintained by the current owner the potential to extend subject to the usual planning consents (S.T.P). The property comprises entrance hall with doors leading to the 10ft third bedroom, 14ft living room, 12ft second bedroom, 13ft main bedroom, 20ft kitchen/breakfast room with double doors leading to the private rear garden, 20ft dining room attached to a shower room and main family bathroom.

### Location

Micawber Avenue is a sought after residential road close to Hillingdon hospital and just a short walk from the ofsted outstanding Hillingdon Primary school, Bishopshalt senior school and Brunel University. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station.

### Outside

The property offers off street parking for multiple cars whilst the private rear garden is mainly laid to lawn.





### Schools:

Hillingdon Primary School 0.4 miles  
Colham Manor Primary School 0.5 miles  
Bishopshalt Senior School 0.5 miles



### Train:

Uxbridge Station 1.4 miles  
West Drayton Station 1.5 miles  
Hillingdon Station 1.7 miles



### Car:

M4, A40, M25, M40



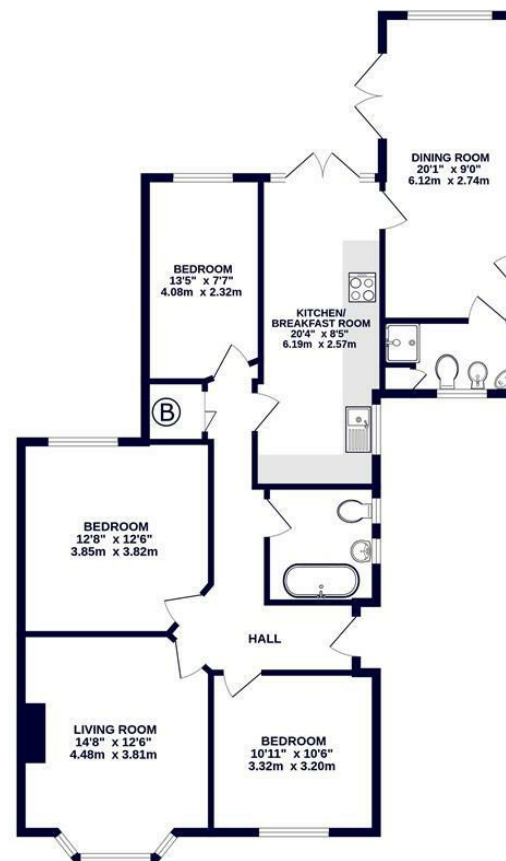
### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1094 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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 misstatement. 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		
Energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (29-38)		
G (1-28)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.