

Ashwood Avenue

Hillingdon • Middlesex • UB8 3LT

Offers In Excess Of: £725,000



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A four bedroom, end terraced house that is situated on Ashwood Avenue, situated on Ashwood Avenue, a convenient residential road providing easy access to shops, Hillingdon hospital, highly-regarded schools and Heathrow Airport. The property comprises 13ft living room, 11ft dining room, 14ft kitchen, utility room. To the first floor, you will find the 13ft main bedroom, 11ft second bedroom, 10ft third bedroom and main family bathroom. To the side of the property there is a private annex featuring a 13ft kitchen and 17ft en-suite bedroom. Outside there is off street parking and private rear garden.

Four bedroom house

End-terraced

Potential to extend (S.T.P)

13ft living room

14ft kitchen

Utility room

13ft main bedroom with fitted wardrobes

Private 17ft annex

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

An extended, four bedroom, end-terraced house that has even further potential to extend subject to the usual planning consents (S.T.P). The ground floor comprises entrance hall with doors leading to the 13ft living room. 11ft dining room, 14ft kitchen, utility room and the 13ft annex kitchen. From the annex kitchen, there is a separate staircase leading up to the 17ft annex bedroom and shower en-suite. To the first floor of the property, you will find the 13ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes, 10ft third bedroom with fitted wardrobes and main family bathroom.

Location

Ashwood Avenue is a convenient residential road providing easy access to shops, Hillingdon hospital, Bishopshalt senior school, Brunel University and Heathrow Airport. 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 offer off street parking for multiple cars. There is a private rear garden that has been sectioned into a paved patio area at the rear of the house and lawn area to the back. To the side of the property, there is the annex's own entrance that can be accessed via the side of the house.



Schools:

Colham Manor Primary School 0.1 miles
 St Matthew's CofE Primary School 0.8 miles
 De Salis Studio College 1.1 miles



Train:

West Drayton 0.9 miles
 Uxbridge 2.0 miles
 Hayes & Harlington 2.1 miles



Car:

M4, A40, M25, M40



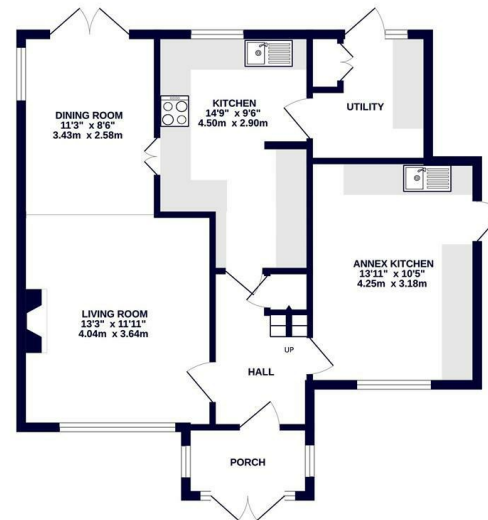
Council Tax Band:

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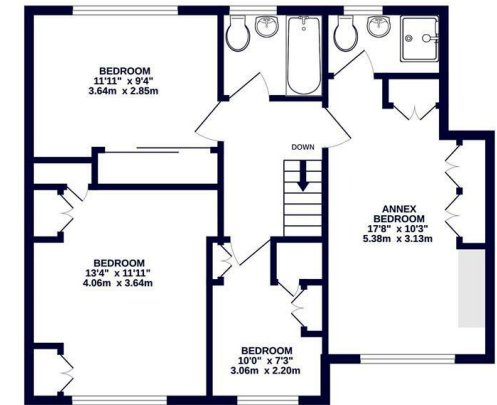
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 671 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
 650 sq.ft. (60.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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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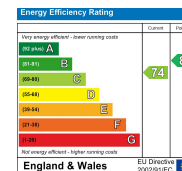
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