

# Denziloe Avenue

Hillingdon • Middlesex • UB10 0EE

Guide Price: £375,000



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# Denziloe Avenue

Hillingdon • Middlesex • UB10 0EE

A spacious and modernised two bedroom, first floor maisonette situated on a popular and convenient residential road in Hillingdon providing access to a variety of amenities. The property comprises landing area with doors leading to the 14ft living room, 13ft kitchen, 13ft main bedroom, 12ft second bedroom and family bathroom. Outside there is off street parking and private rear garden.

Two bedroom detached maisonette

First floor with large loft space

14ft living room

13ft kitchen

13ft main bedroom

12ft second bedroom

Great transport links

Walking distance to local amenities

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 spacious and fully modernised two bedroom, first floor, detached maisonette located on Denziloe Avenue which has been updated by the current owners. The property comprises landing area with doors leading to the 14ft living room, 13ft modern kitchen, 13ft main bedroom, 12ft second bedroom and modern family bathroom.

### **Location**

Denziloe Avenue is a popular residential road in Hillingdon located close to Long Lane, offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded local schools including St Bernadettes, Oak Farm and Bishopshalt senior school. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre with its multitude of shopping facilities, bars and restaurants.

### **Outside**

The property has a private rear garden with off street parking.





### Schools:

Hillingdon Primary School 0.2 miles  
 Highfield Primary School 0.2 miles  
 St Bernadette Catholic Primary School 0.5 miles



### Train:

Hillingdon 1.4 miles  
 Uxbridge 1.5 miles  
 West Drayton 1.9 miles



### Car:

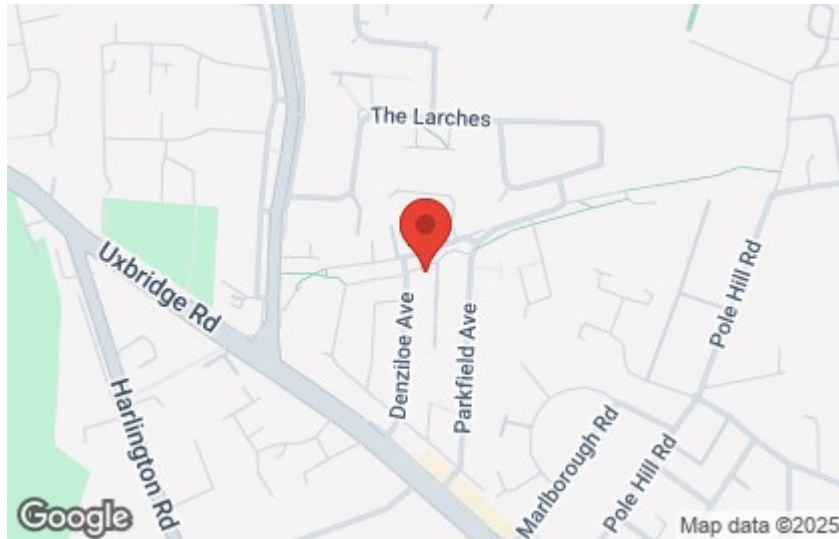
M4, A40, M25, M40



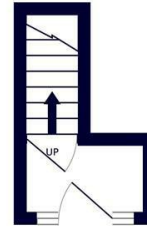
### Council Tax Band:

C

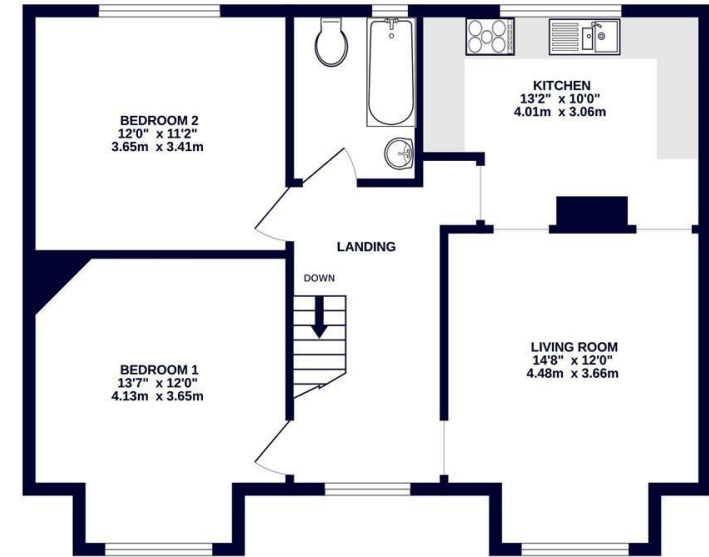
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 39 sq.ft. (3.6 sq.m.) approx.



1ST FLOOR  
 715 sq.ft. (66.4 sq.m.) approx.



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TOTAL FLOOR AREA: 754 sq.ft. (70.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EPC Guidance 2022/01/18		

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.