

# Denziloe Avenue

Hillingdon • Middlesex • UB10 0ED

Guide Price: £575,000



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est 1986



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A double fronted, two bedroom detached bungalow situated on a popular and convenient residential road in Hillingdon providing access to a variety of amenities. The property offers the opportunity to extend (S.T.P) while currently comprising a hallway, 14ft living room, 16ft kitchen/diner, 12ft conservatory, 11ft second bedroom, 12ft main bedroom and family bathroom. Outside, there is ample off street parking along with a generous private rear garden that has been mainly laid to lawn.

Two bedroom bungalow

Detached

Walking distance to local amenities

Modernised throughout

14ft living room

16ft kitchen/diner

12ft conservatory

12ft main 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.







### Property

A two bedroom detached bungalow that has generously sized proportioned rooms throughout with further potential to extend subject to the usual planning consents and offered to the market with no onward chain. The double fronted property comprises entrance hall with doors leading to the 14ft living room, 16ft kitchen/diner, 12ft conservatory, 11ft second bedroom, 12ft main bedroom and family bathroom with a separate shower.

### 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

This property offers a paved driveway creating off street parking for several cars. The landscaped private rear garden has been mainly laid to lawn boarded by plants and bushes creating a sense of privacy. There is a patio area stretched along the rear of the house creating great space for outdoor enjoyment. To the rear is a service road providing the opportunity for further parking or garage (S.T.P) if required.



### 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:

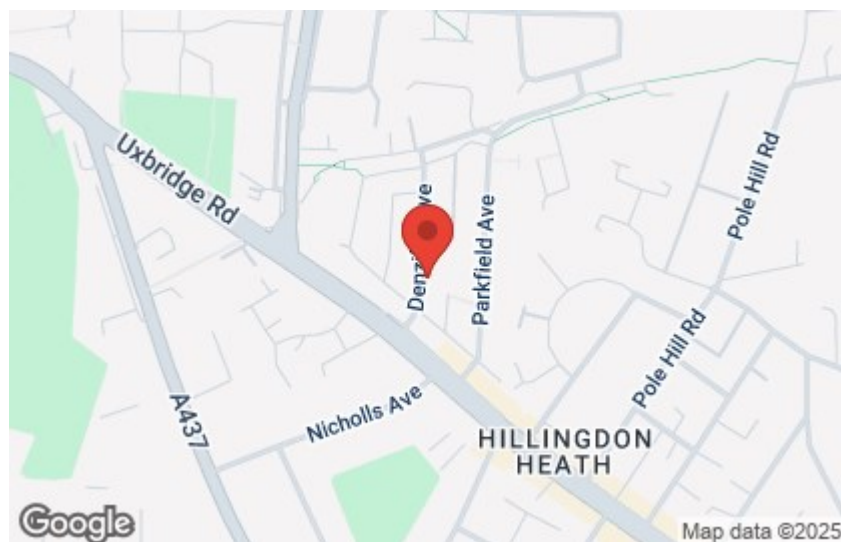
M4, A40, M25, M40



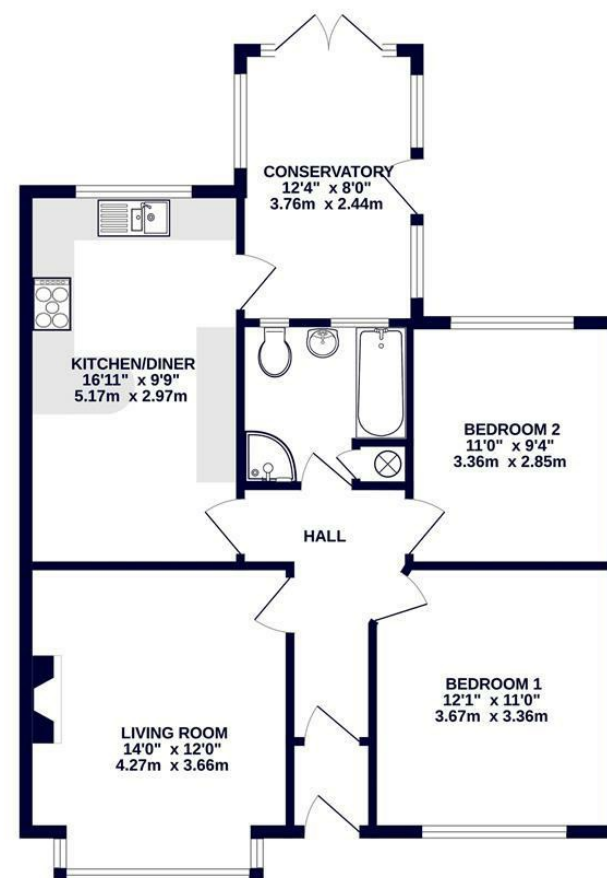
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 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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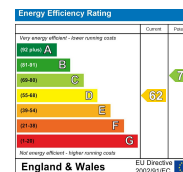
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