

Windsor Avenue

Hillingdon • Middlesex • UB10 9AY

Offers In Excess Of: £535,000



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A three bedroom, semi-detached home that is situated on Windsor Avenue, a sought after residential road on the ever popular Oak Farm just off Long Lane, there are a number of amenities, shops and transport links within walking distance. The property comprises 12ft living room, 12ft sitting room, 15ft kitchen/diner and shower room. The first floor comprises 12ft main bedroom, 12ft second bedroom, 8ft third bedroom and family bathroom.

Outside there is off street parking, a private rear garden and a 15ft garden office and store room.

Three bedroom house

Semi-detached

Extended

Oak Farm

12ft living room

15ft kitchen/diner

Downstairs shower room

15ft garden office

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.

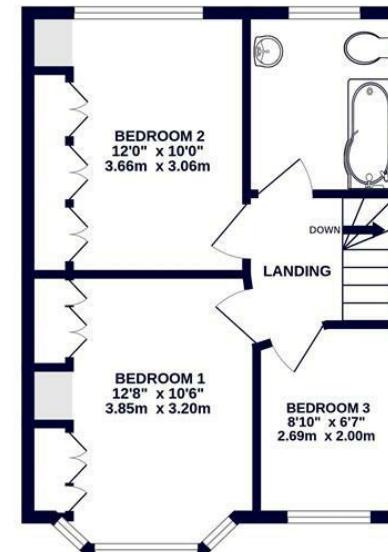
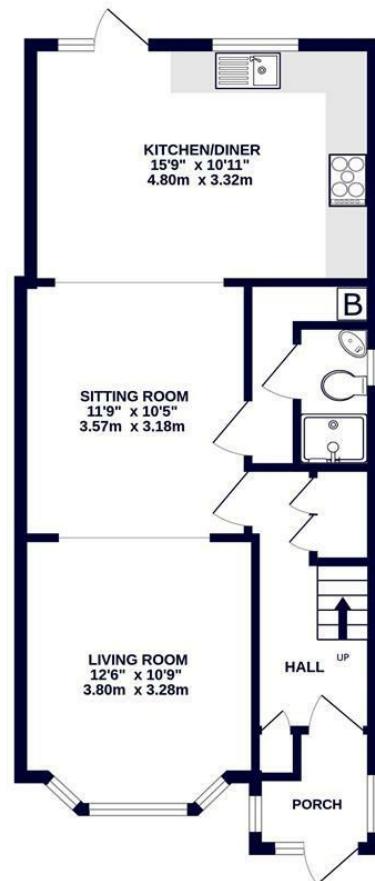




OUTBUILDING
141 sq.ft. (13.1 sq.m.) approx.

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1113 sq.ft. (103.4 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 not be used as such by any prospective purchaser. The services, systems and fittings 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
Very energy efficient - lower running costs	
99-100 A	
90-91 B	
80-89 C	
70-69 D	66
60-59 E	78
50-49 F	
40-39 G	
All energy efficient - higher running costs	

EU Directive 2002/91/EC

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.