

Beechwood Avenue

Hillingdon • Middlesex • UB8 3LX
Guide Price: £425,000



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A two bedroom, terraced home situated on Beechwood Avenue with generously proportioned rooms throughout ideal for a small family. Beechwood Avenue is a residential road by Hillingdon hospital, with a variety of schools within walking distance. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre, Piccadilly/Metropolitan line train station. The property comprises 15ft living room, 18ft kitchen diner, 14ft main bedroom with fitted wardrobes, 12ft second bedroom with fitted wardrobes and family bathroom. Outside, there is on street parking whilst the landscaped private rear garden has been mainly laid to lawn with a block paved patio area across the back of the house and rear of the garden. To the side, there is a brick-built storage shed.

Two bedroom house

Terraced

Sought after location

Close to local amenities

15ft living room

18ft kitchen/diner

14ft main bedroom with fitted wardrobes

Outdoor storage

Private rear garden

On 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.







Schools:



Train:



Car:
M4, A40, M25, M40

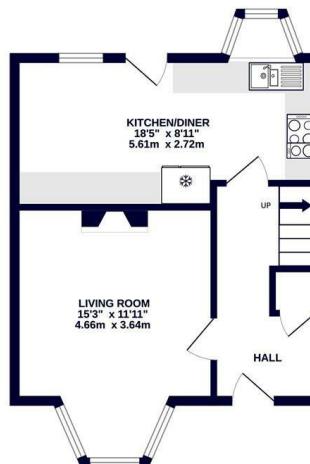
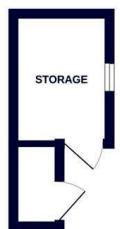


Council Tax Band:
D

(Distances are straight line measurements from centre of postcode)



GUTTERING: 59 sq ft (5.4 sq m) approx.
GROUND FLOOR: 401 sq ft (37.2 sq m) approx.
ST FLOOR: 432 sq ft (39.2 sq m) approx.



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TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan concerning room measurements, measurements of doors, windows, rooms and any other items are approximate. 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			
20+ A1	A		
19-18	B		
17-16	C		
14-13	D		
12-11	E		
9-8	F		
6-5	G		
More 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.