

# Beechwood Avenue

Hillingdon • Middlesex • UB8 3LX  
Guide Price: £350,000



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A two bedroom maisonette 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 14ft living room, 12ft kitchen, 13ft main bedroom, 11ft second bedroom and family bathroom. Outside, there is a private rear garden and off street parking.

Two bedroom maisonette

Ground floor

Conveniently located

Great transport links

14ft living room

12ft kitchen

13ft main bedroom

16ft 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.





GROUND FLOOR  
768 sq.ft. (71.4 sq.m.) approx.



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TOTAL FLOOR AREA: 768 sq.ft. (71.4 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the information contained, no responsibility is taken for any errors, 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
Very energy efficient - lower running costs	
99-100 A	69
90-91 B	75
80-81 C	
70-79 D	
60-69 E	
50-40 F	
40-31 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.