

# Parkfield Avenue

Hillingdon • Middlesex • UB10 0DF

Guide Price: £525,000



coopers  
est 1986

# Parkfield Avenue

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A three bedroom end terraced house situated on Parkfield Avenue, 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. The ground floor of the property comprises hallway with doors leading to the 14ft reception room, 19ft kitchen/diner. To the first floor there is the 12ft main bedroom, 12ft second bedroom, 9ft third bedroom and family bathroom. Outside there is front garden and private rear garden.

Three bedroom house

End of terrace

Sought after location

14ft reception room

19ft kitchen/diner

12ft main bedroom

12ft second bedroom

Family bathroom

Private rear garden

Potential for 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 well laid out three bedroom end terraced house. The ground floor of the property comprises hallway with doors leading to the 14ft reception room, 19ft kitchen/diner. To the first floor there is the 12ft main bedroom, 12ft second bedroom, 9ft third bedroom and family bathroom.

### Location

Parkfield 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 front of the property is laid to lawn with well stocked borders, whilst the private rear garden is mainly laid to lawn.





### Schools:

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



### Train:

Hillingdon 1.4 miles  
Uxbridge 1.6 miles  
West Drayton 1.9 miles



### Car:

M4, A40, M25, M40



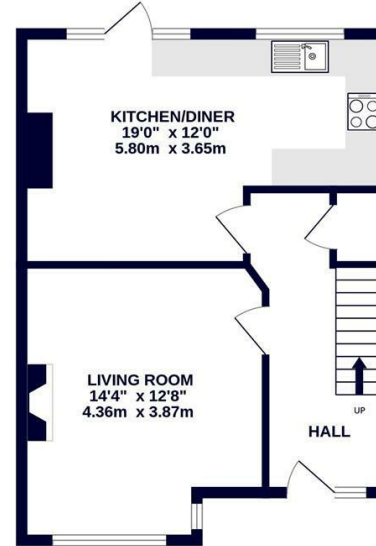
### Council Tax Band:

D

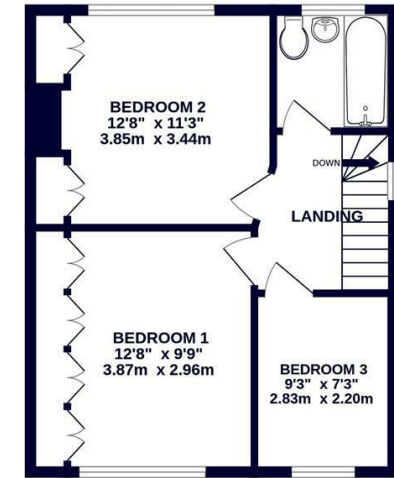
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
England & Wales		03/01/2022	01/01/2025

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.