

Bourn Avenue

Hillingdon • Middlesex • UB8 3AR
Guide Price: £775,000



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A well-presented and spacious four-bedroom detached chalet bungalow, located on a popular residential road in Hillingdon. The property features a 21ft living room, 13ft dining room, 19ft kitchen, and a 13ft fourth bedroom. Upstairs, there is a 20ft main bedroom with a walk-in wardrobe and ensuite, a family bathroom, and two further bedrooms measuring 12ft each. The property is ideally situated for families, within the catchment area of Hillingdon Primary School and Bishopshalt Secondary School, both highly regarded local schools.

Chalet bungalow

Detached

Four bedrooms

Extended

Flexible layout

Well maintained throughout

21ft living room

20ft main bedroom with walk in wardrobe and ensuite

Downstairs bedroom and W.C

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.

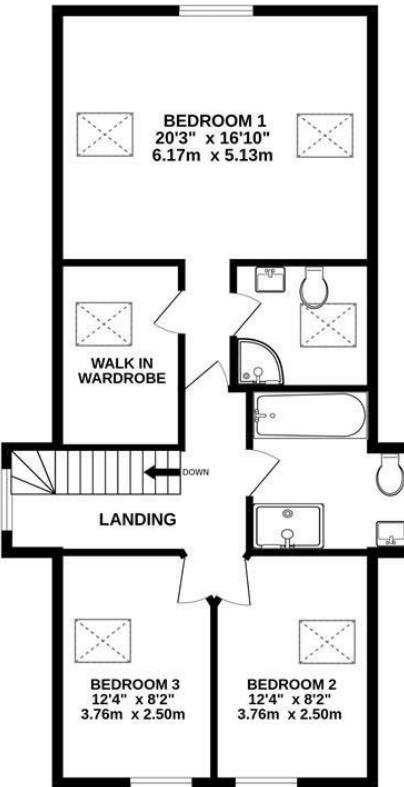




GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 1612 sq.ft. (149.8 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
Very energy efficient - lower running costs	
99-100 A	
90-91 B	
80-81 C	
70-79 D	
60-69 E	
50-40 F	
40-31 G	
More 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.