



- Four bedroom semi detached family home
- No onward chain
- Huge scope to extend and modernise
- Garage own drive

4 Ashwood Avenue, Hillingdon, Middlesex, UB8 3LS

Offers In Excess Of £450,000

Offered to the market with the benefit of no onward chain is this versatile three/four bedroom extended semi-detached family home, offering generous accommodation and excellent scope for modernisation, allowing the new owner to create a home tailored to their own taste and requirements.



## Property Description

### PROPERTY

The ground floor comprises an entrance hall with stairs to the first floor and a convenient downstairs WC. To the front of the property is the kitchen, which provides access to the integral garage and offers potential for conversion, subject to the usual consents. To the rear is a bright and spacious living room with access to the garden, leading through to a 15ft bedroom/family room, providing flexible living space. A ground floor bathroom completes the downstairs accommodation.

To the first floor there are three well-proportioned bedrooms, including a generous main bedroom, a second double bedroom and a good-sized third bedroom.

### OUTSIDE

Externally, the property benefits from off-street parking and an integral garage, accessed via its own driveway to the front. To the rear, there is a private, low-maintenance garden, mainly laid to patio, providing a practical outdoor space ideal for seating and entertaining.

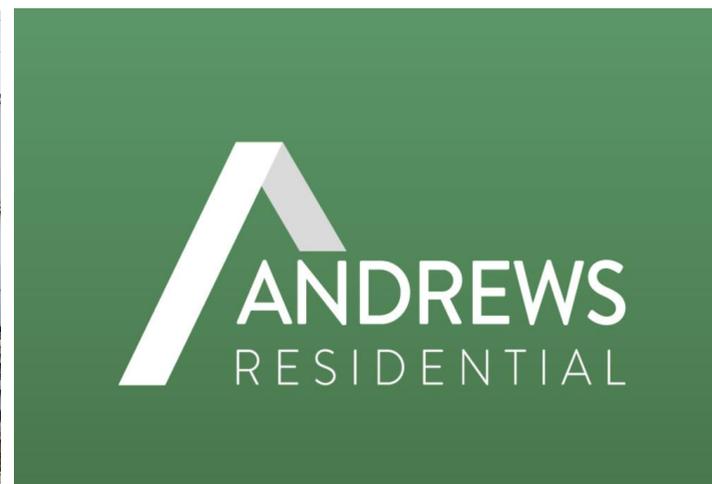
### LOCATION

Ashwood Avenue is ideally positioned for convenient access to a range of local amenities and major transport links. The property is within easy reach of Stockley Park, Hillingdon Hospital and Heathrow Airport, making it particularly well suited for commuters and those working locally.

Excellent road connections are available via the M4 motorway, A4 road and M25 motorway, providing straightforward access into Central London and the wider motorway network. Nearby West Drayton and Uxbridge town centres offer a comprehensive range of shopping, dining and leisure facilities, along with excellent transport connections including mainline and Elizabeth Line services.

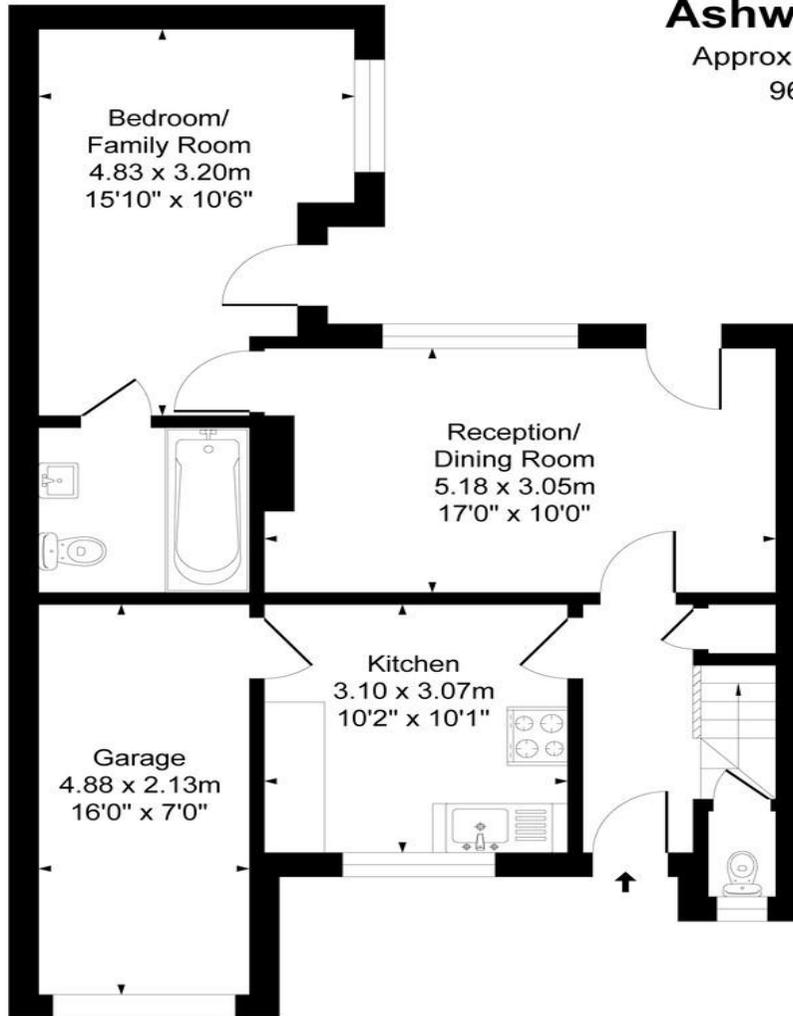
The property itself is situated on a quiet no-through residential road, within easy reach of local shops, well-regarded schools and everyday amenities, making it an ideal location for families and professionals alike.



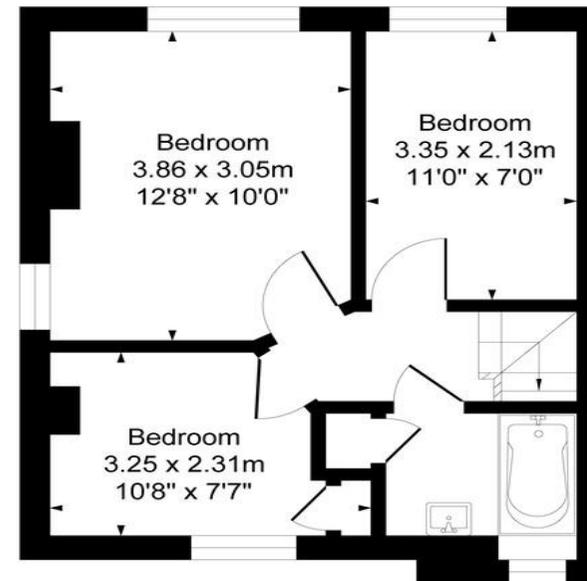


# Ashwood Avenue UB8

Approx. Gross Internal Floor Area  
96.7 Sq M - 1042 Sq Ft



Ground Floor  
Approximate Floor Area  
677.29 sq.ft  
(62.92 sq.m)



First Floor  
Approximate Floor Area  
364.27 sq.ft  
(33.84 sq.m)



Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements