

# Windsor Avenue

Hillingdon • Middlesex • UB10 9AZ

Guide Price: £548,000



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A well-presented three-bedroom semi-detached home on Windsor Avenue, a sought-after road in the popular Oak Farm area just off Long Lane. Conveniently located within walking distance of shops, amenities, and transport links, the property offers a 12ft living room, 11ft dining room, and 8ft kitchen. Upstairs includes a 12ft main bedroom, 11ft second bedroom, an 8ft third bedroom, family bathroom, and separate W/C. Additional features include off-street parking, a private rear garden, a 17ft garage, and a 13ft workshop.

Three bedroom house

Semi-detached

Oak Farm

Potential to extend (S.T.P)

12ft living room

11ft dining room

8ft kitchen

12ft main bedroom

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.





### Property

A three bedroom, semi-detached house that has been offered to the market with the potential to extend subject to the usual planning consents and generously proportioned rooms throughout. The property comprises entrance hall with doors leading to the 12ft living room, 11ft dining room and 8ft kitchen. To the first floor, you will find the 12ft main bedroom, 11ft second bedroom with fitted wardrobes, 8ft third bedroom, family bathroom and separate W/C.

### Location

The property is situated in a prime position on a sought-after residential road just off Long Lane. There are a wide range of local amenities are within walking distance, including shops, bus services (U2 to Uxbridge and Brunel University via Hillingdon Hospital), and several well-regarded schools such as St Bernadette's, Ryefield, Oak Farm Primary, Oak Wood, and Swakeleys Secondary Schools. Hillingdon Underground Station is also nearby, providing convenient transport links. Uxbridge town centre, Heathrow Airport, and major road networks including the M4, M40, M25, and A40 are all easily accessible by car. Additionally, a short walk leads to a local nature reserve managed by the London Wildlife Trust, offering tranquil green space close to home.

### Outside

The property offers off street parking and a side access leading to the private rear garden that is mainly laid to lawn and well maintained by the current owner. The garden features a patio area stretched across the back of the house creating great space for outdoor enjoyment. There is also a 17ft garage and 13ft workshop at the foot of the garden.



### Schools:

Oak Farm Infant School 0.1 miles  
Ryefield Primary School 0.3 miles  
Swakeleys School for Girls 0.6 miles



### Train:

Hillingdon Station 0.5 miles  
Ickenham Station 0.9 miles  
Uxbridge Station 1.6 miles



### Car:

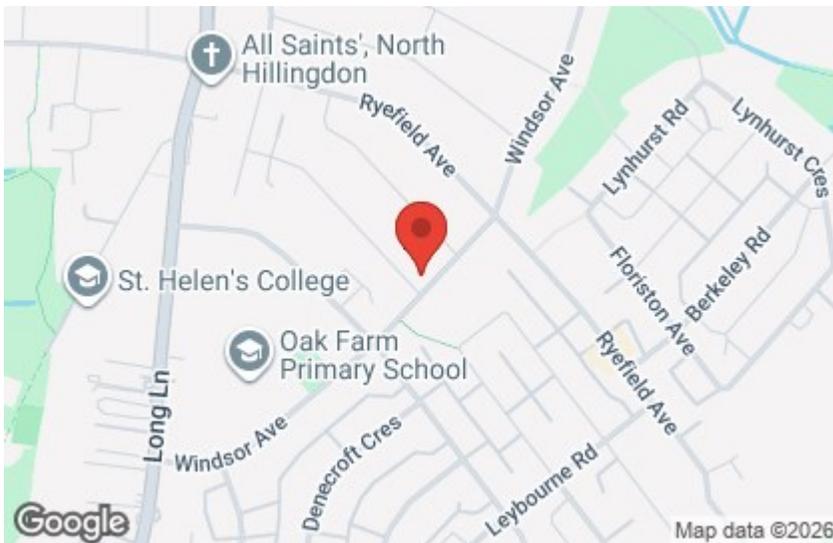
M4, A40, M25, M40



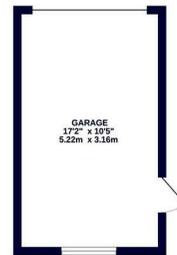
### Council Tax Band:

D

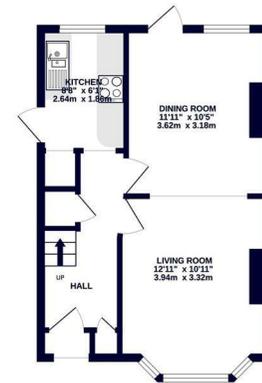
(Distances are straight line measurements from centre of postcode)



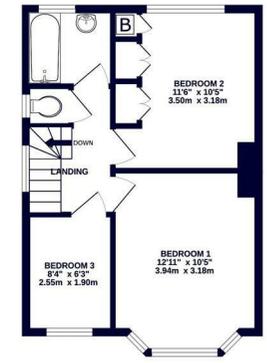
OUTBUILDINGS  
279 sq.ft. (25.9 sq.m.) approx.



GROUND FLOOR  
386 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (35.9 sq.m.) approx.



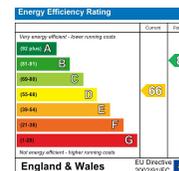
TOTAL FLOOR AREA: 1051 sq.ft. (97.7 sq.m.) approx.

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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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.