

Ashwood Avenue

Hillingdon • Middlesex • UB8 3LS
Guide Price: £315,000



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A spacious two double bedroom maisonette situated on a popular residential road in Hillingdon that offers easy access to a wide range of amenities including Stockley Park, Hillingdon Hospital, Brunel University, Heathrow Airport and the M4. The property benefits from a private door access with stairs leading to a central landing with doors leading to the 12ft living room, 9ft kitchen, 13ft main bedroom, 12ft second bedroom and family bathroom. Outside there is a private rear garden that is mainly laid to lawn.

Two bedroom maisonette

First floor

12ft living room

9ft kitchen

13ft main bedroom

12ft second bedroom

Bathroom

Convenient location

Private rear garden

Lease in excess of 900 years

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

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Location

Ashwood Avenue is a convenient residential road providing easy access to shops, Hillingdon hospital, Bishopshalt senior school, Brunel University and Heathrow Airport. There are a number of bus/road links close including the Elizabeth Line and easy access to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station.

Outside

The property is accessed via a shared walkway while there is a gate that leads to the private rear garden that is mainly laid to lawn.





Schools:

Colham Manor Primary School 0.1 miles
St Matthew's CofE Primary School 0.8 miles
De Salis Studio College 1.1 miles



Train:

West Drayton 0.9 miles
Uxbridge 2.0 miles
Hayes & Harlington 2.1 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

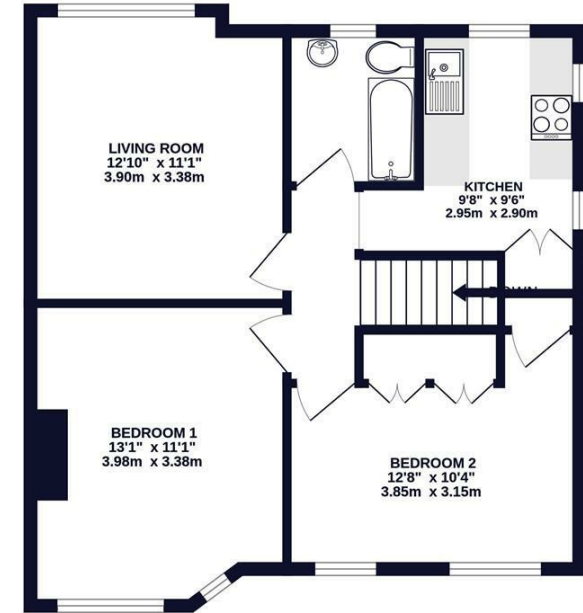
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
34 sq.ft. (3.1 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.5 sq.m.) approx.



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TOTAL FLOOR AREA : 599 sq.ft. (55.7 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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Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	63	77

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.