

# Bourn Avenue

Hillingdon • Middlesex • UB8 3AR  
Guide Price: £800,000



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A newly refurbished, modernised, four bedroom, two bathroom detached chalet-bungalow offered to the market with no onward chain and generously proportioned rooms throughout. Situated on Bourn Avenue, a tree lined road in Hillingdon just a short walk from Hillingdon Village and its local shops. It provides easy access to a number of schools, bus/road links. Uxbridge town centre and Metropolitan/Piccadilly line station is a short drive away. The property comprises spacious entrance hall with doors leading in to the 13ft open plan living room, 20ft kitchen/diner, 15ft main bedroom, 12ft second bedroom and family bathroom. To the first floor, you will find the 10ft third bedroom, 10ft fourth bedroom, 6ft study room and second family bathroom. Outside, there is ample off street parking along with a landscaped, private rear garden and elevated patio area across the back of the house.

## Four bedroom chalet-bungalow

Detached

No onward chain

Newly refurbished

13ft living room

20ft kitchen/diner

15ft main bedroom

Two bathrooms

Off street parking

Private rear garden

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  
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



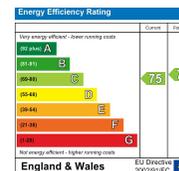
TOTAL FLOOR AREA: 1237 sq.ft. (114.9 sq.m.) approx.

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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