

Micawber Avenue

Hillingdon • Middlesex • UB8 3NY
Guide Price: £680,000



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est 1986

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A spacious three bedroom, detached bungalow that offers flexible living accommodation and is situated on a sought after residential road close to Hillingdon hospital and just a short walk from highly regarded schools. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre. The property comprises 24ft living room, 15ft dining room, 14ft kitchen, 14ft conservatory, 12ft main bedroom, 11ft second bedroom, 9ft third bedroom, family bathroom and an additional W/C shower room. This home benefits from off street parking and a landscaped private rear garden mainly laid to lawn with a block-paved patio area across the back of the house. To the rear of the garden, there is a storage shed.

Three bedroom bungalow

Detached

Sought after location

Potential to extend (S.T.P)

24ft living room

14ft kitchen

14ft conservatory

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.







Schools:



Train:



Car:

M4, A40, M25, M40



Council Tax Band:

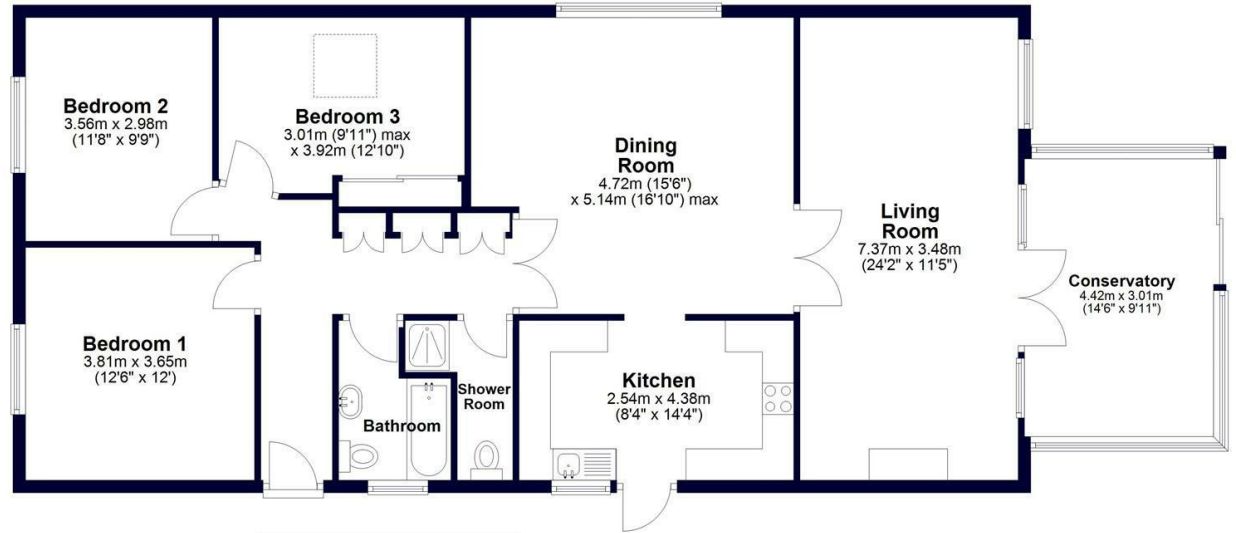
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(Distances are straight line measurements from centre of postcode)



Ground Floor

Approx. 130.7 sq. metres (1406.6 sq. feet)



Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. ©Property Pot. Produced on behalf of Coopers Residential.

Total area: approx. 130.7 sq. metres (1406.6 sq. feet)



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		
England & Wales		78	78

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.