

# Nicholls Avenue

Hillingdon • Middlesex • UB8 3JL

Guide Price: £750,000



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A four bedroom, extended, detached home situated on Nicholls Avenue, offered to the market with generously proportioned rooms throughout and with no onward chain. Located on a quiet residential road located between Harlington Road and the Uxbridge Road. Positioned just a short walk from local shops, restaurants, pubs and schools including Bishopshalt senior school, Hillingdon Hospital and Brunel University. The ground floor of the property comprises porch, 25ft living/dining room, 11ft kitchen, 13ft conservatory, utility room with white goods, W/C and integral 17ft garage. To the first floor, there is the 13ft main bedroom with fitted wardrobes, 10ft second bedroom with fitted wardrobes, 11ft third bedroom bedroom with fitted wardrobes, 8ft fourth bedroom and family bathroom. Outside, there is the 17ft a detached double garage, and the private landscaped rear garden has been mainly laid to lawn, boarded with bushes and shrubs and a pond with water feature to create a sense of privacy.

Four bedroom house

Detached

Extended

Sought after location

25ft living/dining room

Downstairs W/C and utility

Great transport links

Single integral and detached double garage

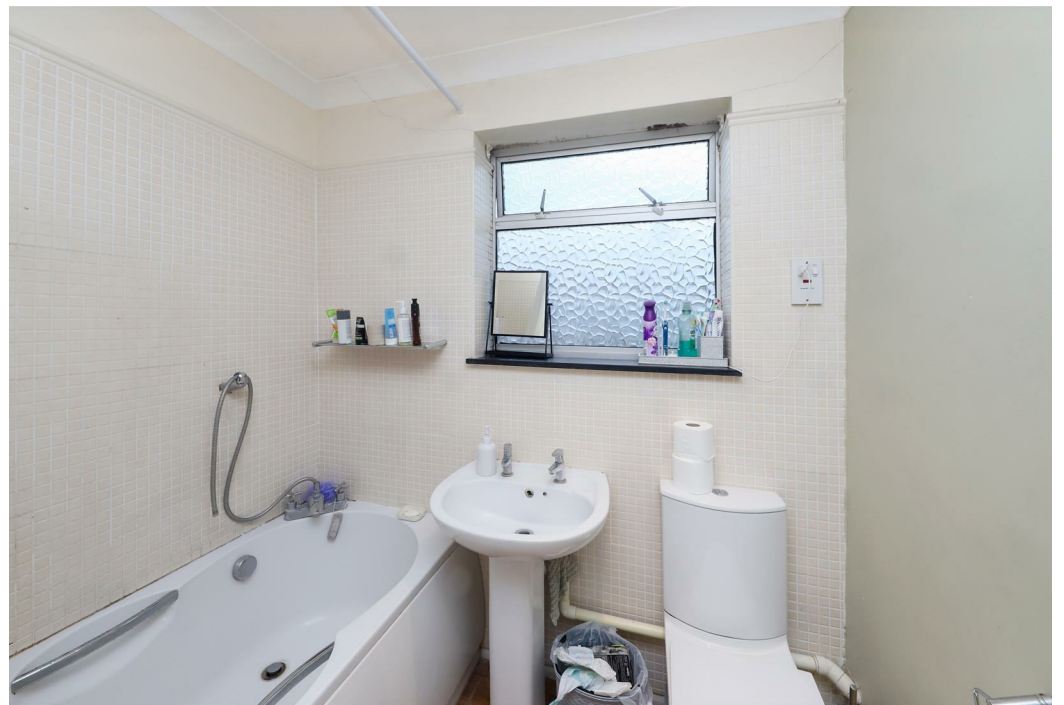
Private landscaped rear garden

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.





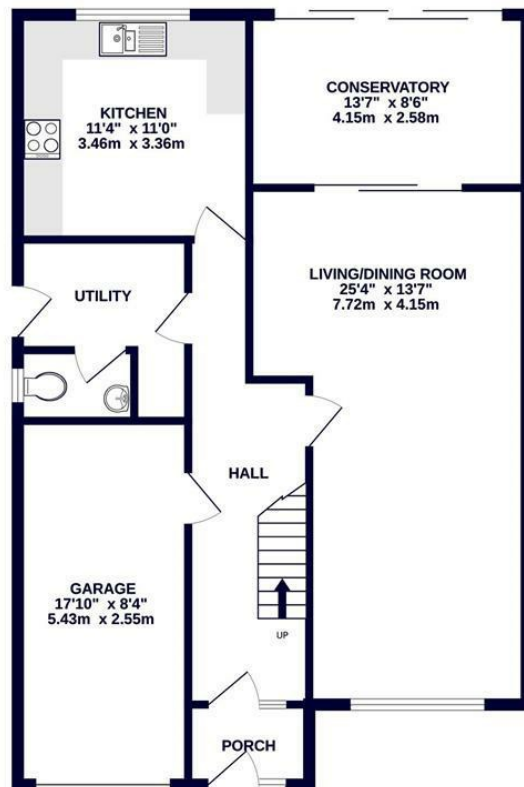




OUTBUILDING  
197 sq.ft. (18.3 sq.m.) approx.



GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



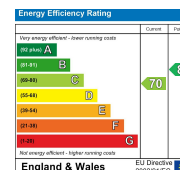
TOTAL FLOOR AREA : 1730 sq.ft. (160.7 sq.m.) approx.

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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