

Ashwood Avenue

Hillingdon • Middlesex • UB8 3LS

Guide Price: £585,000



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est 1986

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A flexible three / four bedroom semi detached house that is situated on a popular residential road in Hillingdon that has been modernised and extended while offering further potential to extend subject to planning. The property is entered via a spacious hallway with a door leading into the 14ft living room and 24ft modern kitchen / diner. The property has been extended to the side creating an 18ft fourth bedroom and shower room with the opportunity to create a self contained annexe. To the first floor there is a 13ft main bedroom, 13ft second bedroom, 10ft third bedroom and family bathroom. Outside there is a generous frontage creating off street parking for multiple cars while to the rear is a south facing garden that is laid to lawn with a large patio area and summerhouse.

Three / four bedroom house

18ft fourth bedroom / annexe

Ground floor shower room

14ft living room

24ft kitchen / diner

Three generous first floor bedrooms

Family bathroom

Off street parking for multiple cars

Own drive

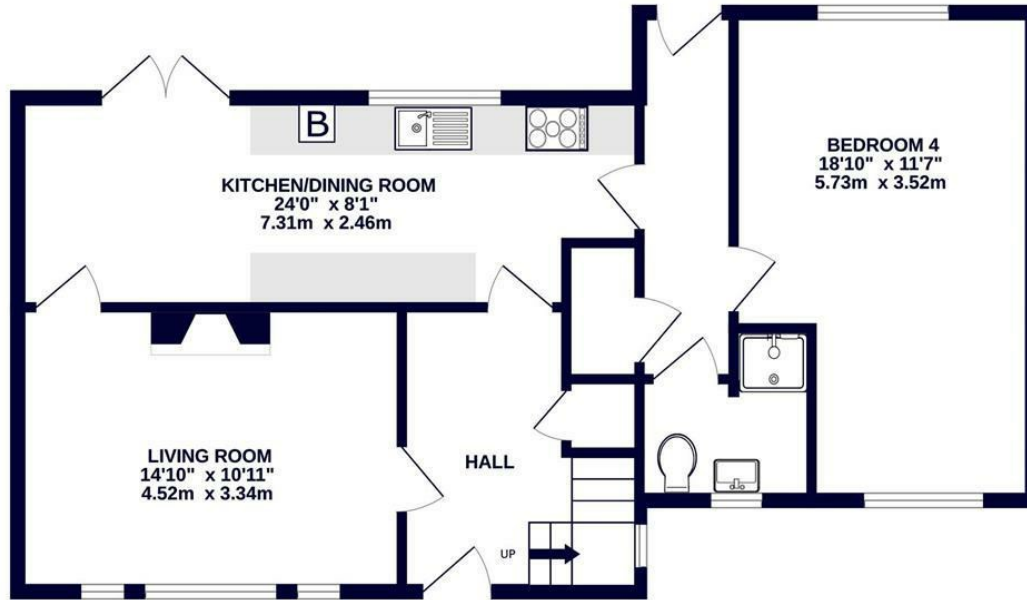
Potential to extend (s.t.p)

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.

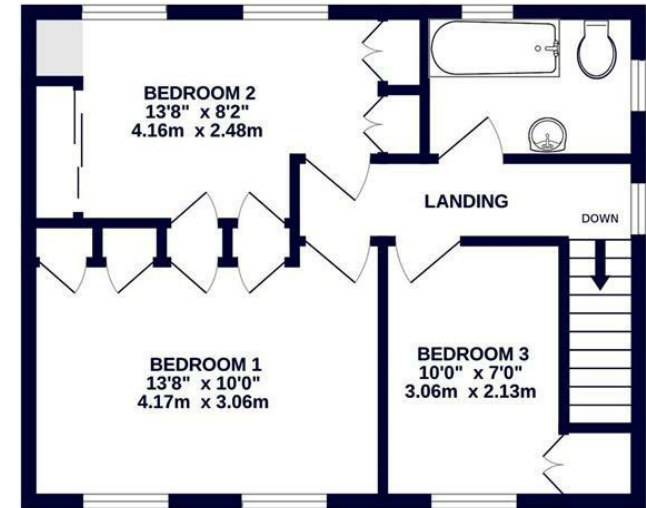




GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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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109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ
hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	77	78
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales
EPC Directive 2002/91/EC

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.