

Parkfield Avenue

Hillingdon • Middlesex • UB10 0DF

Guide Price: £500,000



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A three bedroom, terraced home that has been offered to the market with generously proportioned rooms throughout with the advantage of planning permission for a rear extension, part first floor extension and loft conversion. Situated on Parkfield Avenue, a popular residential road in Hillingdon located close to Long Lane, offering access to a number of local amenities and a number of highly regarded local schools. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre. The property comprises, porch, spacious entrance hall, 14ft living room, 11ft dining room and 11ft kitchen. To the first floor, there is the 15ft main bedroom, 12ft second bedroom, 9ft third bedroom and family bathroom. Outside, there is 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.

Three bedroom house

Terraced

Planning for part double extension and loft conversion

Sought after location

14ft living room

11ft kitchen

15ft main bedroom

12ft second 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.

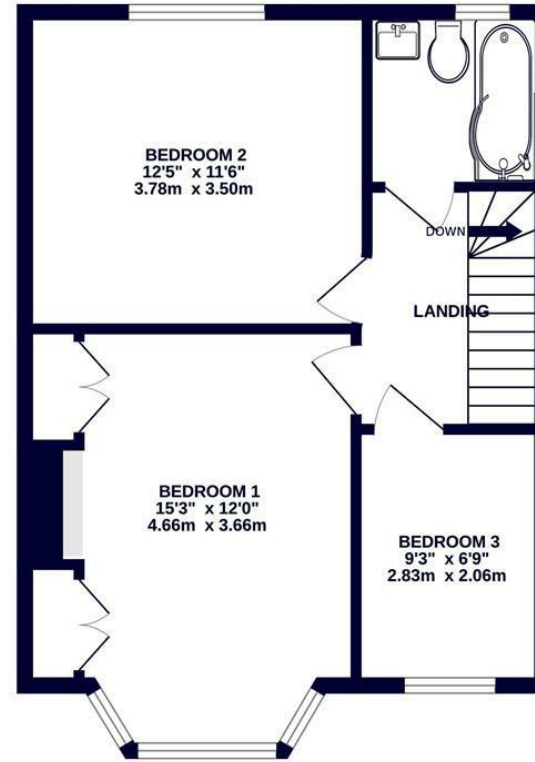




GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
		72	82
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.