

Windsor Avenue

Hillingdon • Middlesex • UB10 9AX

Guide Price: £525,000



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est 1986

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A three bedroom semi detached house situated on a popular residential road in Hillingdon offering generously proportioned and spacious rooms throughout.

The property is located on a sought after residential road situated just off Long Lane with a number of amenities within walking distance including shops, bus links (U2 to Uxbridge and Brunel University, via Hillingdon Hospital), St Bernadettes, Ryefield and Oak Farm primary schools, Oakwoods and Swakeleys secondary schools and Hillingdon Tube station. Uxbridge town centre, Heathrow Airport and the M4/M40/M25 and A40 are all just a short drive away. Just a short walk away, you'll find a nature reserve managed by the London Wildlife Trust. The ground floor comprises a 14ft living room, 11ft dining room, 11ft conservatory, 12ft kitchen and 28ft garage. To the first floor there is a 14ft main bedroom, 12ft second bedroom, 7ft third bedroom and family bathroom. Outside the property there is a private rear garden which is mainly laid to lawn.

Three bedroom home

Semi detached

Oak Farm

14ft living room

14ft bedroom

12ft kitchen

28ft garage

Nearby to highly regarded schools

Great transport links

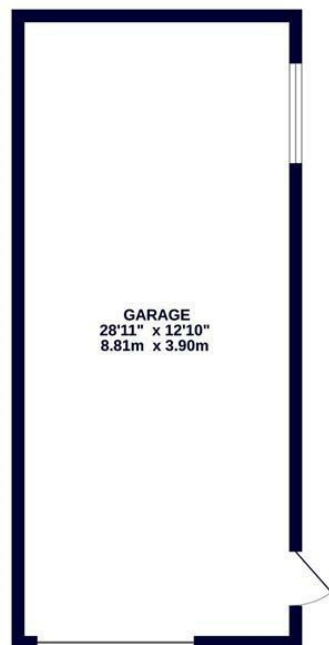
Private rear garden

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.

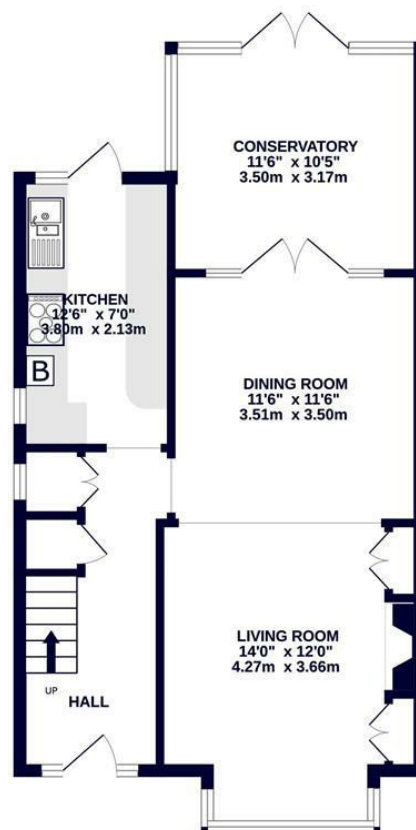




OUTBUILDING
370 sq.ft. (34.4 sq.m.) approx.



GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.4 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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| Energy Efficiency Rating | | |
|---|---------|--------|
| Very energy efficient - lower running costs | Current | Target |
| 95-100 A | | |
| 81-94 B | | |
| 69-80 C | | |
| 55-68 D | | |
| 43-54 E | | |
| 31-42 F | | |
| 13-30 G | | |
| Not energy efficient - higher running costs | | |
| 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.