Stratford Avenue

Hillingdon • Middlesex • UB10 0JW
Offers In Excess Of: £750,000

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est 1986

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Hillingdon • Middlesex • UB10 0JW

A rarely available three/four bedroom semi-detached "Warren" built house that is located on a sought after cul-de-sac in Hillingdon Village that benefits from a number of period features including high ceilings, fireplaces and parquet flooring. The property has been extended and modernised creating a lovely family home with a flexible ground floor layout with the possibility of creating a separate annexe. Outside there is off street parking and a fabulous south east facing rear garden.

Three/four bedroom house

Semi detached

Hillingdon Village

Warren built

Flexible layout

Modern kitchen /diner

Utility room

Two bathrooms

Off street parking

South East facing 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.

Property

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Outside

The front of the property has been blocked paved creating off street parking with a well maintained lawn to the side with a variety of plants and shrubs. The landscaped, south east facing rear garden is a real feature with a patio area across the rear of the house that leads onto the immaculate lawn that is surrounded by a number of evergreen shrubs and trees creating a real sense of privacy and seclusion. To the rear of the garden is a shed while there is the benefit of side gate access.

Location

Stratford Avenue is a sought after residential cul de sac in the heart of Hillingdon Village, where properties rarely become available. There are a number of well regarded schools in close proximity including Bishopshalt senior and recreational facilities that include Hillingdon Golf Club and the picturesque Court Park to name a few. Uxbridge town centre with its wide range of shops, restaurants, bars and tube station is approximately one mile away along with the A40/M40M4 and M25.

Schools:

Bishopshalt School 0.3 miles
Uxbridge High School 0.5 miles
ACS Hillingdon International School 0.6 miles

Train:

Uxbridge Station 1.1 miles
Hillingdon Station 1.4 miles
West Drayton Station 1.9 miles

Car:

M4, A40, M25, M40

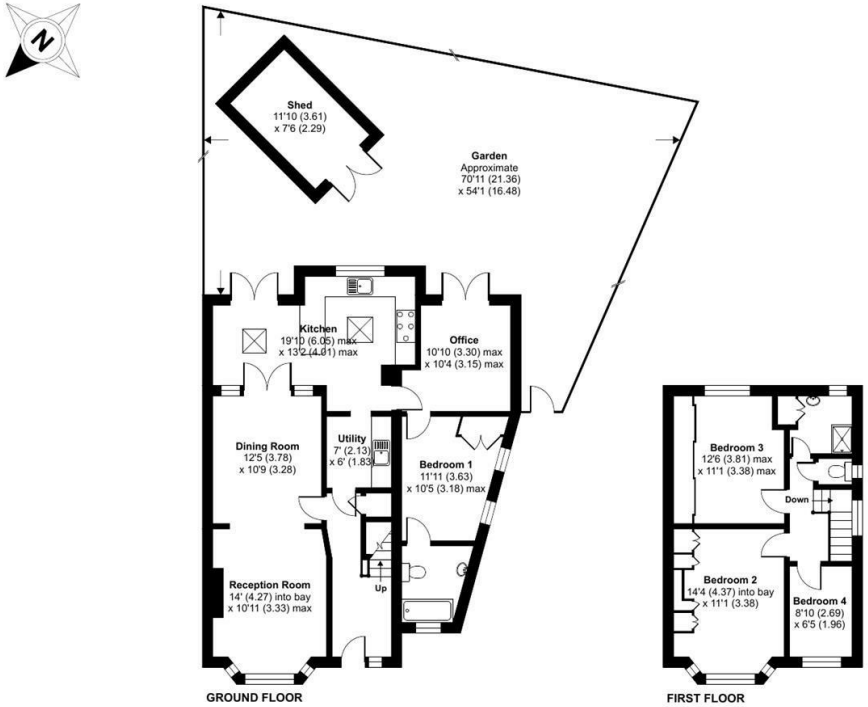
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)

Stratford Avenue, Uxbridge, UB10

Approximate Area = 1403 sq ft / 130.3 sq m
Shed = 88 sq ft / 8.1 sq m
Total = 1491 sq ft / 138.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Coopers. REF: 865966

Certified Property Measurer

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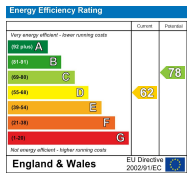

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.