

# Windsor Avenue

Hillingdon • Middlesex • UB10 9AX

Guide Price: £575,000



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# Windsor Avenue

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A three bedroom, semi-detached house offering spacious and generously proportioned rooms throughout and also offers potential to extend subject to the usual planning consents. Windsor Avenue is a sought after residential road on the ever popular Oak Farm just off Long Lane, there are a number of amenities, shops and transport links within walking distance. The property comprises 14ft dining room, 11ft living room, 10ft sitting room, 18ft kitchen and downstairs W/C. The first floor features the 13ft main bedroom, 12ft second bedroom, 7ft third bedroom and family bathroom. Outside there is on street parking and private rear garden with the 15ft garage.

Three bedroom semi detached house

Oak Farm

Walking distance of Hillingdon Station

Extended

11ft living room

18ft kitchen

13ft main bedroom with fitted wardrobes

15ft garage

Private rear garden

On 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.







### Property

A three bedroom, semi-detached house that has been offered to the market extended, with the potential to extend further subject to the usual planning consents. The property comprises spacious entrance hall with doors leading to the 14ft dining room, open plan 11ft living room and 10ft sitting room and 18ft kitchen. The current owners have utilised the space given by adding a downstairs W/C. To the first floor, you will find the 13ft main bedroom with fitted wardrobes, 12ft second bedroom with fitted wardrobes, 7ft third bedroom and family bathroom.

### Location

The property is located on a sought after residential road situated just off Long Lane, opposite a beautiful park featuring a nature hub, outdoor gym, and play areas. There are 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.

### Outside

This property has the potential to create off street parking, whilst the shared driveway and double-side gate leads you into the private rear garden. There is an elevated patio across the back of the house creating great space for outdoor enjoyment whilst the rest of the garden has been mainly laid to lawn with a variety of plants and bushes creating a sense of privacy along with the 15ft garage.





### Schools:

Oak Farm Infant School 0.1 miles  
 Ryefield Primary School 0.3 miles  
 Swakeleys School for Girls 0.6 miles



### Train:

Hillingdon Station 0.5 miles  
 Ickenham Station 0.9 miles  
 Uxbridge Station 1.6 miles



### Car:

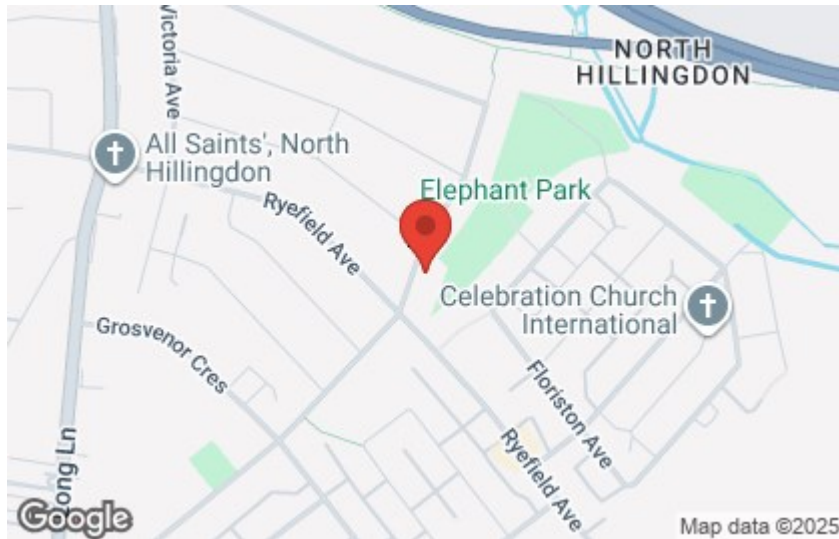
M4, A40, M25, M40



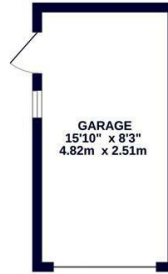
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



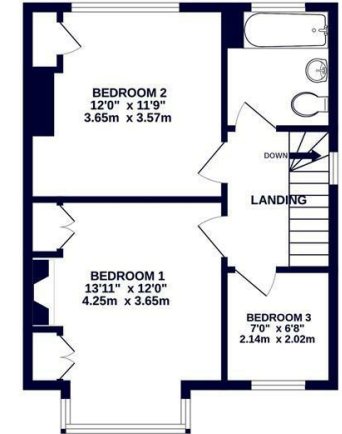
OUTBUILDING  
 130 sq. ft. (12.1 sq. m.) approx.



GROUND FLOOR  
 620 sq. ft. (57.6 sq. m.) approx.



1ST FLOOR  
 435 sq. ft. (40.4 sq. m.) approx.



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TOTAL FLOOR AREA: 1186 sq. ft. (110.2 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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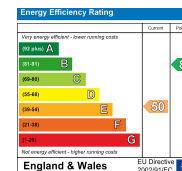
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.