

Dickens Avenue

Hillingdon • Middlesex • UB8 3DN

Guide Price: £475,000



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A three bedroom semi detached house that has been reconfigured upstairs and made into two bedrooms situated in Dickens Avenue, a popular residential road in Hillingdon, conveniently located for local shops, schools and within easy reach of Uxbridge Town Centre with its variety of shops, restaurants, bus links and Metropolitan/Piccadilly train station. The property comprises 16ft living room, 15ft kitchen/diner and the 11ft conservatory. The first floor comprises 15ft main bedroom, 11ft second bedroom and main family bathroom. Outside there is off street parking and private rear garden.

Two bedroom house

Semi-detached

Sought after location

Great transport links

Potential to extend (S.T.P)

16ft living room

15ft kitchen/diner

15ft main bedroom with fitted wardrobes

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.





Property

An extended, two bedroom semi-detached house that has been offered to the market with no onward chain and the further potential to extend subject to the usual planning consents (S.T.P). The ground floor comprises 16ft living room, 15ft kitchen/diner and the 11ft conservatory. To the first floor, you will find the 15ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes and main family bathroom.

Location

Dickens Avenue is a popular residential road in Hillingdon which is conveniently located for local shops, schools and within easy reach of Uxbridge Town Centre with its variety of shops, restaurants, bus links and Metropolitan/Piccadilly train station. Heathrow airport, Stockley Park Business Centre and Golf Club, Brunel University and the M4 and M25 with their links to London and the Home Counties are all just a short drive away.

Outside

The property offers off street parking and a private rear garden that had been paved making it low maintenance.



Schools:

Wood End Park Academy 0.4 miles
Colham Manor Primary School 0.5 miles
De Salis Studio College 0.8 miles



Train:

West Drayton 1.2 miles
Hayes & Harlington 1.6 miles
Uxbridge 2.3 miles



Car:

M4, A40, M25, M40



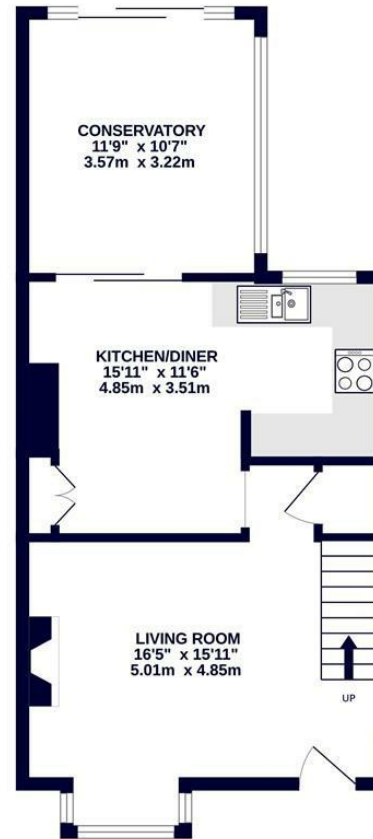
Council Tax Band:

D

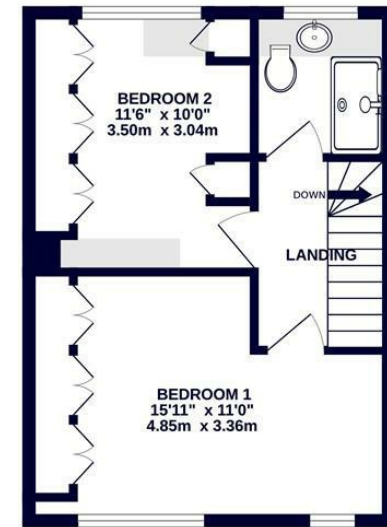
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



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TOTAL FLOOR AREA: 837 sq.ft. (77.7 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
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.