## Bourn Avenue

Hillingdon • Middlesex • UB8 3AR Guide Price: £800,000



coopers est 1986

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A newly refurbished, modernised, four bedroom, two bathroom detached chalet-bungalow offered to the market with no onward chain and generously proportioned rooms throughout. Situated on Bourn Avenue, a tree lined road in Hillingdon just a short walk from Hillingdon Village and its local shops. It provides easy access to a number of schools, bus/road links. Uxbridge town centre and Metropolitan/Piccadilly line station is a short drive away. The property comprises spacious entrance hall with doors leading in to the 13ft open plan living room, 20ft kitchen/diner, 15ft main bedroom, 12ft second bedroom and family bathroom. To the first floor, you will find the 10ft third bedroom, 10ft fourth bedroom, 6ft study room and second family bathroom. Outside, there is ample off street parking along with a landscaped, private rear garden and elevated patio area across the back of the house.

Four bedroom chalet-bungalow

Detached

No onward chain

Newly refurbished

13ft living room

20ft kitchen/diner

15ft main bedroom

Two bathrooms

Off street parking

Private rear garden

These particulars are intended as a guide and must not be reliec upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







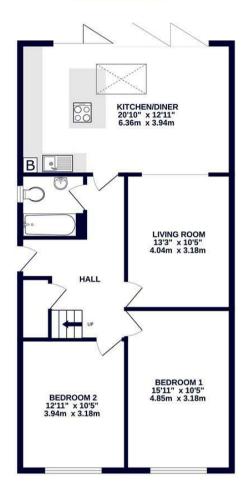








GROUND FLOOR 877 sq.ft. (81.5 sq.m.) approx. 1ST FLOOR 360 sq.ft. (33.4 sq.m.) approx.







TOTAL FLOOR AREA: 1237 sq.ft. (114.9 sq.m.) approx.

White every altering has been made to ensure the accounts of the floorpian contained here, measurements of doors, windows, comin and any other terms are approximate and in exponentially is taken for any error, prospective purchaser. The services, systems and applicates shown have not been tested and no guarantee has to their operability or efficiency can be given.

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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.