

Pinewood Avenue

Hillingdon • Middlesex • UB8 3LW
Guide Price: £315,000



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Pinewood Avenue

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A two bedroom, ground floor maisonette situated on Pinewood Avenue, a convenient residential road providing easy access to shops, Hillingdon hospital, highly regarded schools and Heathrow Airport. There

are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station. the property comprises 12ft living room, 12ft kitchen,

12ft main bedroom, 10ft second bedroom and family bathroom. Outside, there is on street parking and a private rear garden mainly laid to lawn.

Two bedroom maisonette

Ground floor

Convenient location

Great transport links

12ft living room

12ft kitchen

12ft main bedroom

10ft second bedroom

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 ground floor, two bedroom maisonette that has been offered to the market with generously proportioned rooms throughout, making it a great home for first time buyers. The property comprises 12ft living room, 12ft kitchen, 12ft main bedroom, 10ft second bedroom and family bathroom.

Location

Pinewood Avenue is a convenient residential road providing easy access to shops, Hillingdon hospital, Bishopshalt senior school, Brunel University and Heathrow Airport. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station.

Outside

This home offers on street parking and a private, south-west facing rear garden that has been mainly laid to lawn with a patio area across the back of the house creating a great space for outdoor enjoyment.



Schools:

Colham Manor Primary School 0.1 miles
 St Matthew's CofE Primary School 0.8 miles
 De Salis Studio College 1.1 miles



Train:

West Drayton 0.9 miles
 Uxbridge 2.0 miles
 Hayes & Harlington 2.1 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



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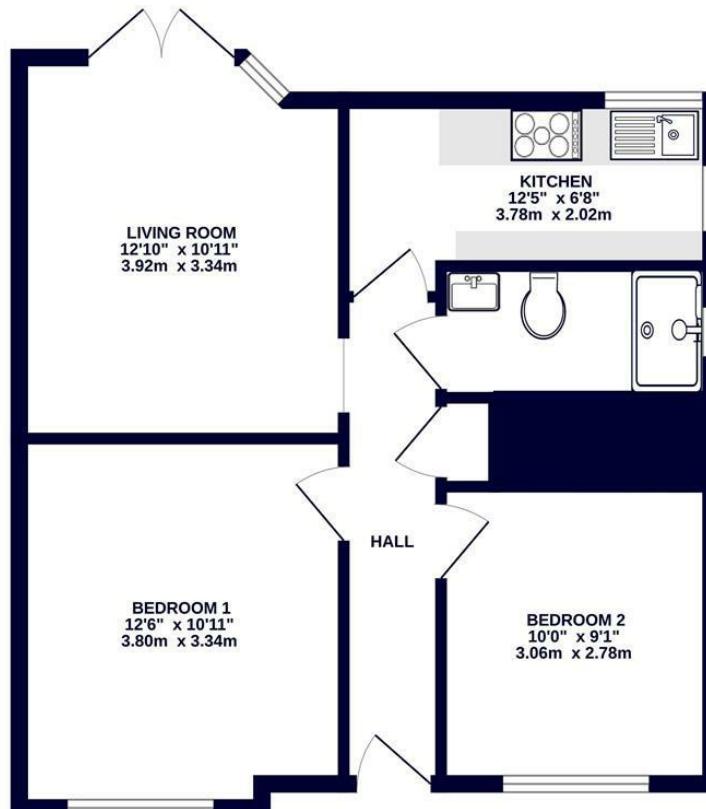
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GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



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TOTAL FLOOR AREA : 533 sq.ft. (49.5 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and 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 viewed 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	
	Current
Very energy efficient - lower running costs	
2014 A	A
2014 B	B
2014 C	C
2014 D	D
2014 E	E
2014 F	F
2014 G	G
All 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.