

# Nicholls Avenue

Hillingdon • Middlesex • UB8 3JL  
Guide Price: £525,000



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# Nicholls Avenue

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A two bedroom, semi-detached house situated on Nicholls Avenue, a sought after residential street situated in Hillingdon. It's just a short stroll from local amenities, including shops, highly regarded schools, Hillingdon Hospital, and Brunel University. Convenient transport links nearby provide easy access to Uxbridge town centre and the Piccadilly/Metropolitan line train station. The M4 and M25 are a short drive away. The property comprises 15ft lounge and 13ft kitchen/diner. The first floor comprises 15ft main bedroom, 11ft second bedroom and main family bathroom. Outside, there is off street parking and a private rear garden

Two bedroom house

Semi detached

Potential to extend (S.T.P)

15ft lounge

13ft kitchen/diner

15ft master bedroom

10ft second bedroom

Family bathroom

Off street parking

South facing private 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

A semi-detached two bedroom house situated on Nicholls Avenue that has been well maintained by the current owners with potential to extend onto the property subject to the usual planning consents (S.T.P.). The property comprises entrance hallway with doors leading to the 15ft lounge and 13ft kitchen/diner. To the first floor, you will find a 15ft main bedroom with fitted wardrobes across the side wall, 11ft second bedroom and main family bathroom.

## Location

Nicholls Avenue is a well-known residential street situated between Harlington Road and Uxbridge Road. It's just a short stroll from local amenities, including shops, Hillingdon Primary School, Bishopshalt Secondary School, Hillingdon Hospital, and Brunel University. Convenient transport links nearby provide easy access to Uxbridge town centre, which offers a variety of shops, restaurants, bars, and the Piccadilly/Metropolitan line train station. The M4 and M25 motorways are a short drive away, connecting to London and the surrounding Home Counties.

## Outside

The property features off-street parking at the front, providing space for multiple cars. The south-facing rear garden is predominantly laid to lawn, with a patio area running along the back of the house.



#### Schools:

Hillingdon Primary School 0.1 miles  
 Bishopshalt Senior School 0.4 miles  
 Swakeleys School for girls 0.6 miles



#### Train:

Uxbridge train station 1.6 miles  
 Hillingdon train station 1.6 miles  
 West Drayton train station 1.6 miles



#### Car:

M4, A40, M25, M40



#### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



Google

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01895 230 103

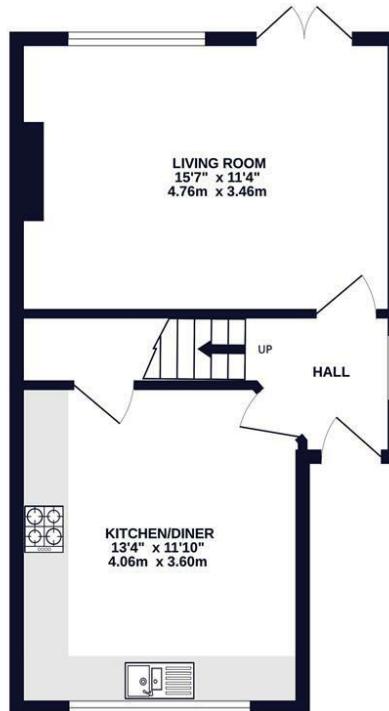
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GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.

1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



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TOTAL FLOOR AREA: 779 sq.ft. (72.4 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 indicative 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	
	Current
Very energy efficient - lower running costs	
99-100 A	
90-91 B	
80-81 C	
70-79 D	61
60-59 E	
50-40 F	
40-31 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.