

Nicholls Avenue

Hillingdon • Middlesex • UB8 3JL

Guide Price: £525,000



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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



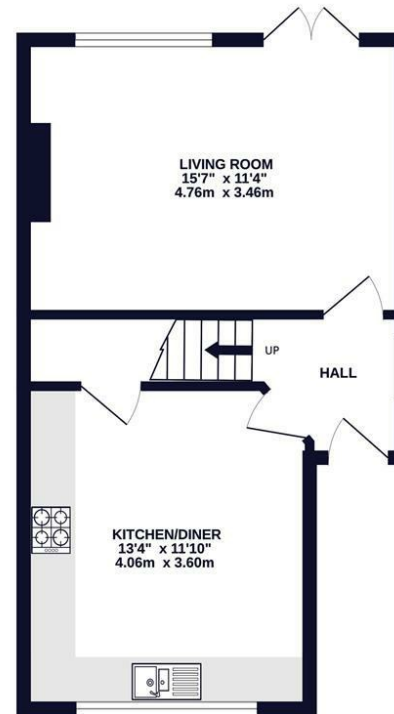
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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 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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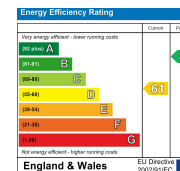
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