

# Copperfield Avenue

Hillingdon • Middlesex • UB8 3NX  
Guide Price: £695,000



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# Copperfield Avenue

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A well presented four bedroom detached chalet bungalow situated on Copperfield Avenue, a sought after residential road close to Hillingdon hospital and just a short walk from Bishopshalt senior school and Brunel University. The ground floor of the property comprises a spacious entrance hall with doors leading to both reception rooms measuring 22ft and 16ft, 29ft kitchen/diner, 12ft third bedroom and shower room. The first floor benefits from a 19ft master bedroom with fitted wardrobes, 11ft second bedroom and family bathroom. Outside there is ample off street parking, garage and private rear garden.

Four bedroom chalet bungalow

Detached

Convenient location

Access to Elizabeth line via West Drayton

22ft reception room

29ft kitchen/diner

19ft master bedroom with fitted wardrobes

16ft garage

Ample off street parking

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 spacious, well laid out four bedroom detached chalet bungalow situated on Copperfield Avenue. The ground floor of the property comprises a spacious entrance hall with doors leading to both reception rooms measuring 22ft and 16ft, 29ft kitchen/diner, 12ft third bedroom and shower room. The first floor benefits from a 19ft master bedroom with fitted wardrobes, 11ft second bedroom and family bathroom

### **Location**

Copperfield Avenue is a sought after residential road close to Hillingdon hospital and just a short walk from Bishopshalt senior school and Brunel University. 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**

The front of the property has been paved throughout creating ample off street parking whilst the private rear garden is mainly laid to lawn with a 16ft garage.



### Schools:

Hillingdon Primary School 0.3 miles  
Colham Manor Primary School 0.5 miles  
Bishopshalt School 0.3 miles



### Train:

West Drayton station 1.5 miles  
Uxbridge station 1.5 miles  
Hillingdon station 1.8 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
136 sq.ft. (12.7 sq.m.) approx.



GROUND FLOOR  
992 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1599 sq.ft. (148.6 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		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - high running costs	G		
Energy Efficiency Rating Legend		80	58
England & Wales		03/09/2022	01/01/2023

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.