

# Windsor Avenue

Hillingdon • Middlesex • UB10 9BA

Guide Price: £600,000



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A three bedroom semi-detached home on a popular residential road in Hillingdon, just off Long Lane, within walking distance of shops, bus links (U2 to Uxbridge and Brunel University via Hillingdon Hospital), St Bernadette's, Ryefield and Oak Farm primary schools, Oak Wood and Swakeleys secondary schools, and Hillingdon Tube station. Uxbridge town centre, Heathrow Airport, and the M4/M40/M25/A40 are all a short drive away.

The ground floor comprises a 12ft study, 11ft living room, 12ft dining room, 14ft kitchen/breakfast room and 15ft garden room. Upstairs offers an 11ft main bedroom, 12ft second bedroom, 8ft third bedroom and family bathroom. Outside benefits include off-street parking and a private South-East facing rear garden with a 10ft garden studio with shower room.

Three bedroom house

Semi-detached

Oak farm

Sought after location

Great transport links

14ft Kitchen/breakfast room

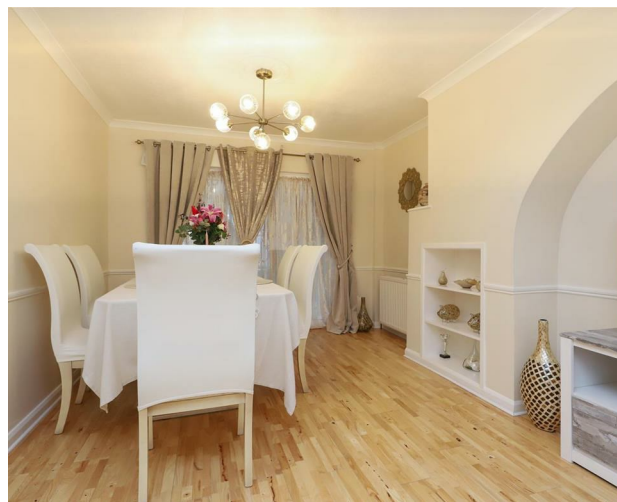
12ft study

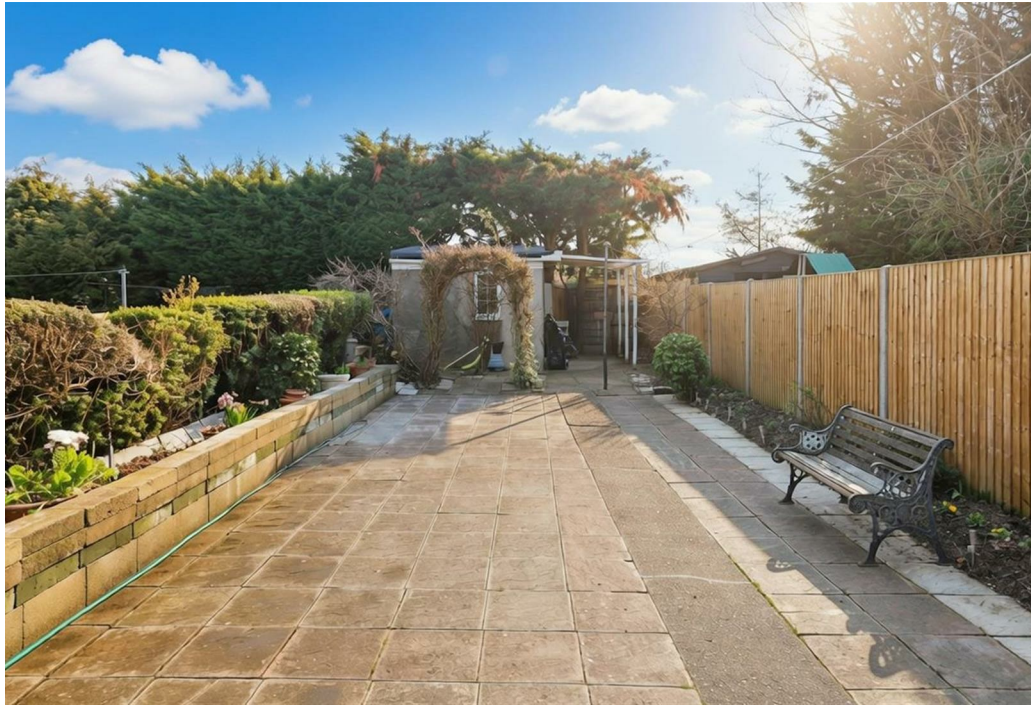
15ft garden room

Off street parking

South-East 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.

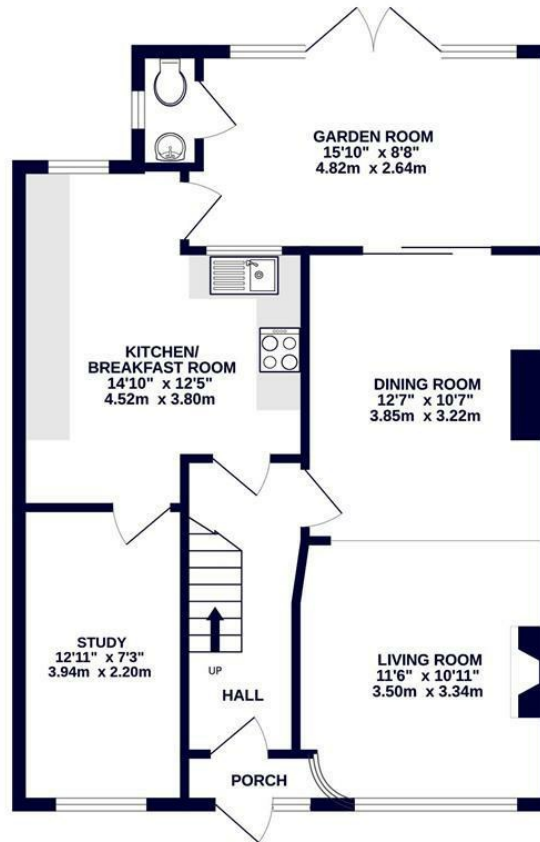




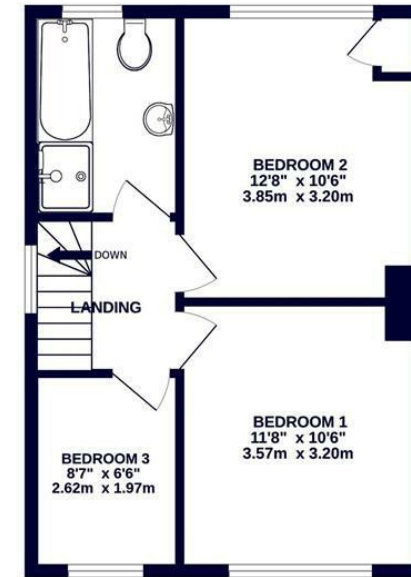
OUTBUILDING  
131 sq.ft. (12.2 sq.m.) approx.



GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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                    |         |        |
|---------------------------------------------|---------|--------|
| Energy efficient - lower running costs      | Current | Target |
| Very energy efficient - A                   |         |        |
| Energy efficient - B                        |         |        |
| Decent - C                                  |         |        |
| Below average - D                           |         |        |
| Below average - E                           |         |        |
| Below average - F                           |         |        |
| Not energy efficient - G                    |         |        |
| Not energy efficient - Higher running costs |         |        |
| England & Wales                             |         |        |
| 10 December 2020/01/2021                    |         |        |

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.