# Denziloe Avenue

Hillingdon • Middlesex • UB10 0ED

Offers In Excess Of: £580,000



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# Denziloe Avenue

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An extended and generously proportioned three bedroom semi detached family home, ideally situated on a popular residential road in Hillingdon that is offered with no onward chain. The property benefits from convenient access to both Uxbridge Road and Long Lane, providing excellent access to a range of local amenities, including shops, transport links and several highly regarded schools. The ground floor comprises a spacious 28ft living room, a 14ft second reception room, a 9ft kitchen, utility room and downstairs WC. To the first floor are three well-proportioned bedrooms, including a 15ft main bedroom and 12ft second bedroom, both benefiting from fitted wardrobes, alongside a further 9ft bedroom and a modern family bathroom. Externally, the front of the property has been paved to provide off-street parking. To the rear, there is a private, paved garden which benefits from access to a substantial 17ft garden room, offering excellent additional space for a variety of uses.

Three bedroom house

Semi detached

Extended

No onward chain

28ft through living room

15ft main bedroom

9ft third bedroom

Off street parking

West facing rear garden

17ft garden room

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.











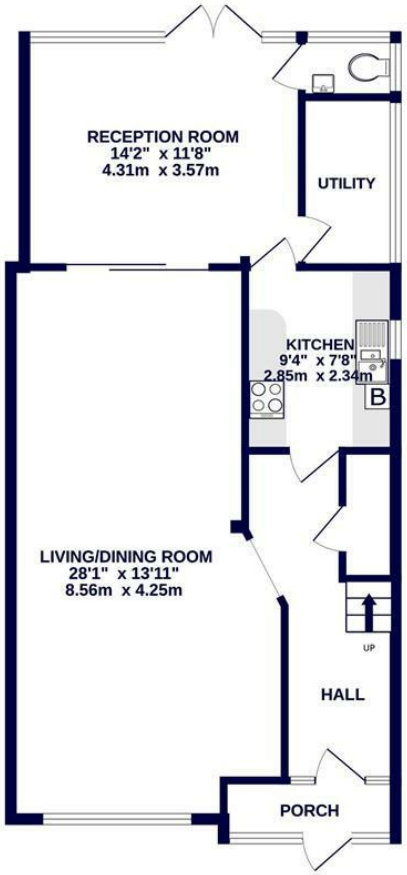




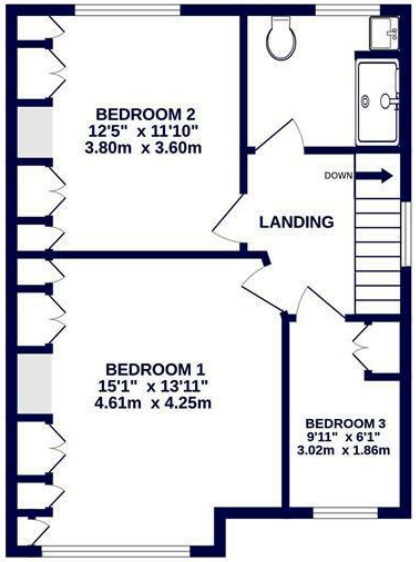
OUTBUILDING
250 sq.ft. (23.2 sq.m.) approx.




GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.




1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.

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TOTAL FLOOR AREA : 1563 sq.ft. (145.3 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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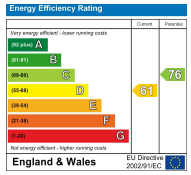


Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.