

Pinewood Avenue

Hillingdon • Middlesex • UB8 3LW
Guide Price: £275,000



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A two bedroom, first floor maisonette offered to the market with no onward chain, situated on Pinewood Avenue, a convenient residential road providing easy access to shops, Hillingdon hospital, highly regarded schools and Heathrow Airport. 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. The property comprises 13ft living room, 9ft kitchen, 12ft main bedroom with fitted wardrobes, 12ft second bedroom with fitted wardrobes and family bathroom. Outside, there is on street parking and private rear garden that has been mainly laid to lawn with a patio area.

Two bedroom maisonette

First floor

Convenient location

No onward chain

Great transport links

13ft living room

9ft kitchen

12ft main bedroom with fitted wardrobes

Private rear garden

On street parking

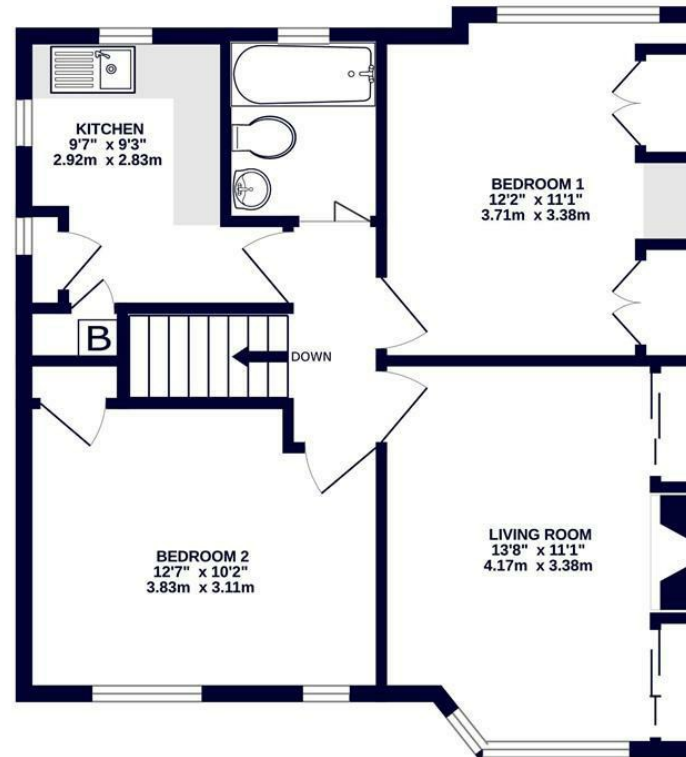
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





GROUND FLOOR
35 sq.ft. (3.3 sq.m.) approx.

1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 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		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		
Very poorly energy efficient - higher running costs	F		
Extremely poorly energy efficient - very high running costs	G		

England & Wales
EPC Directive 2002/91/EC

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.