

Stratford Avenue

Hillingdon • Middlesex • UB10 0JW

Offers In Excess Of: £750,000



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A rarely available three/four bedroom semi-detached "Warren" built house that is located on a sought after cul-de-sac in Hillingdon Village that benefits from a number of period features including high ceilings, fireplaces and parquet flooring. The property has been extended and modernised creating a lovely family home with a flexible ground floor layout with the possibility of creating a separate annexe. Outside there is off street parking and a fabulous south east facing rear garden.

Three/four bedroom house

Semi detached

Hillingdon Village

Warren built

Flexible layout

Modern kitchen /diner

Utility room

Two bathrooms

Off street parking

South East facing 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

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Outside

The front of the property has been blocked paved creating off street parking with a well maintained lawn to the side with a variety of plants and shrubs. The landscaped, south east facing rear garden is a real feature with a patio area across the rear of the house that leads onto the immaculate lawn that is surrounded by a number of evergreen shrubs and trees creating a real sense of privacy and seclusion. To the rear of the garden is a shed while there is the benefit of side gate access.

Location

Stratford Avenue is a sought after residential cul de sac in the heart of Hillingdon Village, where properties rarely become available. There are a number of well regarded schools in close proximity including Bishopshalt senior and recreational facilities that include Hillingdon Golf Club and the picturesque Court Park to name a few. Uxbridge town centre with its wide range of shops, restaurants, bars and tube station is approximately one mile away along with the A40/M40M4 and M25.



Schools:

Bishopshalt School 0.3 miles
 Uxbridge High School 0.5 miles
 ACS Hillingdon International School 0.6 miles



Train:

Uxbridge Station 1.1 miles
 Hillingdon Station 1.4 miles
 West Drayton Station 1.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



Stratford Avenue, Uxbridge, UB10

Approximate Area = 1403 sq ft / 130.3 sq m

Shed = 88 sq ft / 8.1 sq m

Total = 1491 sq ft / 138.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Coopers. REF: 865966

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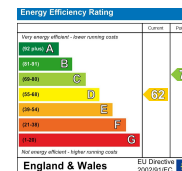
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