Bourn Avenue

Hillingdon • Middlesex • UB8 3AR

Offers In Excess Of: £675,000



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est 1986

Bourn Avenue

Hillingdon • Middlesex • UB8 3AR

A five bedroom, two bathroom detached bungalow that offers generously proportioned rooms with a flexible layout that is situated on a popular road in Hillingdon. The ground floor of the property comprises of a hallway, 25ft living room, 13ft kitchen, 9ft dining room, 11ft garden room, 11ft third bedroom with fitted wardrobes, 11ft fourth bedroom with fitted wardrobes, 10ft fifth bedroom and family bathroom. To the first floor is a 13ft master bedroom, 12ft second bedroom and family shower room. Outside there is off street parking and a south west facing rear garden.

Five bedroom bungalow

25ft Lounge

13ft Kitchen

13ft Master bedroom

12ft Second bedroom

South west facing rear garden

Off street parking

Local Schools

Close to Hillingdon Hospital

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.













Directions
From leaving our office on Hillingdon Hill proceed left and at the first set of traffic lights turn right onto Harlington Road. Take your fourth left into Nicholls Avenue and Bourn Avenue is the first turning on your right.

Situation
Bourn Avenue is a popular tree lined road in Hillingdon just a short walk from Hillingdon Village and its local shops. It provides easy access to a number of schools including the Ofsted outstanding Hillingdon Primary School and the sought after Bishopshalt Senior School, bus/road links including the M40 with its links to London and the Home Counties along with Stockley Park, Brunel University, Hillingdon Hospital and Heathrow Airport. Uxbridge town centre with its multitude of shops, bars, restaurants and Metropolitan/Piccadilly line station is a short drive away.

Description
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Outside
To the front of the property you have off street parking for multiple vehicles. To the rear is a private garden that has been split offering a lawned area with a spacious patio area to the side. To the foot of the garden, the property benefits from a 18ft garage/workshop and 14ft summer house.

Schools:

Hillingdon Primary School 0.3 miles
Colham Manor Primary School 0.4 miles
Bishopshalt School 0.4 miles

Train:

West Drayton 1.4 miles
Uxbridge 1.6 miles
Hillingdon 1.8 miles

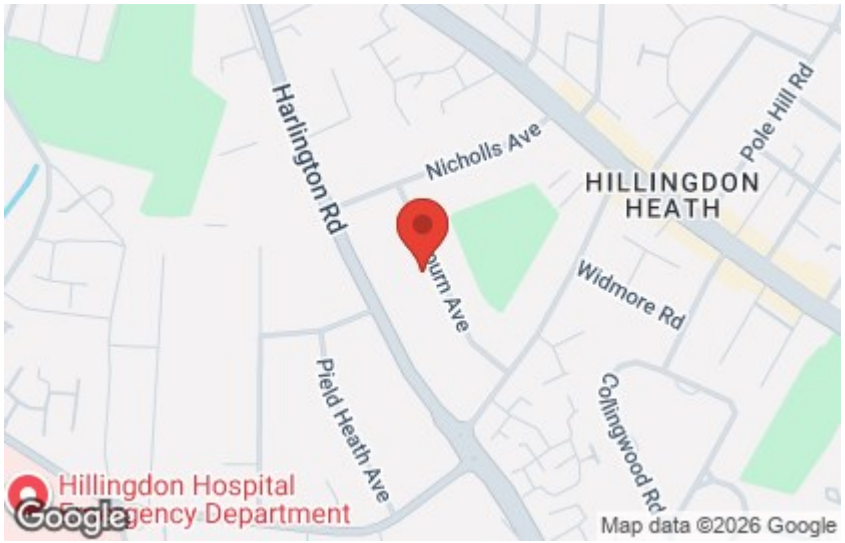
Car:

M4, A40, M25, M40

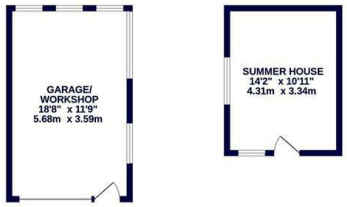
Council Tax Band:

E

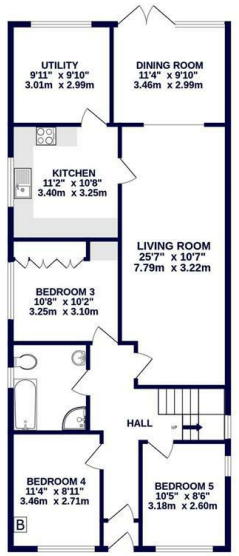
(Distances are straight line measurements from centre of postcode)



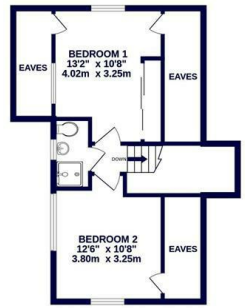
OUTBUILDINGS
374 sq.ft. (34.7 sq.m.) approx.



GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1938 sq.ft. (180.0 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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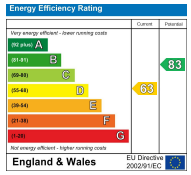
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.