



## Windsor Avenue UB10 9BA

**3 BEDROOM EXTENDED HOUSE / GREAT LOCATION:** This larger than average 3 bedroom extended semi detached house is available for sale with space to extend (STPP).

Perfect for those looking to create a real family home with room to extend (STPP), this spacious property is situated in a sought after location near popular schools and local shops and offers easy access to Hillingdon Tube station (Metropolitan and Piccadilly lines) and the A40(M) into Central London.

This property comprises kitchen, 2 reception rooms, 1 bathrooms, 3 good size bedrooms and family bathroom.

Other benefits include gas central heating, double glazed windows and own drive to garage.

Viewing highly recommended.

## Accommodation

3 Bedrooms

Semi Detached House

Side Space (STPP)

Gas Central Heating /  
Double Glazing

2 Reception Rooms

Private Rear Garden

No Upper Chain

Own Driveway To Garage

## Ground Floor

**Entrance Porch** - Tiled flooring.

**Entrance Hall** - Fitted carpet, fitted cupboard, and radiator.

**Dining Room** - 12' 1" x 10' 6" (3.7m x 3.22m) Fitted carpet, radiator and double glazed bay window.

**Lounge** - 19' 0" x 10' 2" (5.8m x 3.1m) Fitted carpet, radiator x 2, feature fireplace, side aspect and rear aspect double glazed window.

**Kitchen** - Tiled flooring. Fitted wall and base units with worktops to include a double drainer sink unit, cooker point, gas hob, space for fridge/freezer, plumbing for washing machine, wall mounted boiler and part tiled walls and splashbacks. Rear double glazed window and side aspect door.

## First Floor

**First Floor Landing** - Fitted carpet, side aspect double glazed window and loft access with a ladder.

**Bedroom 1** - 12' 7" x 9' 10" (3.85m x 3m) Fitted carpet, radiator and double glazed bay window.

**Bedroom 2** - 11' 9" x 9' 10" (3.6m x 3m) Fitted carpet, radiator, fitted cupboard and fitted cupboard.

**Bedroom 3** - 10' 4" x 6' 3" (3.16m x 1.92m) Fitted carpet, radiator and double glazed window.

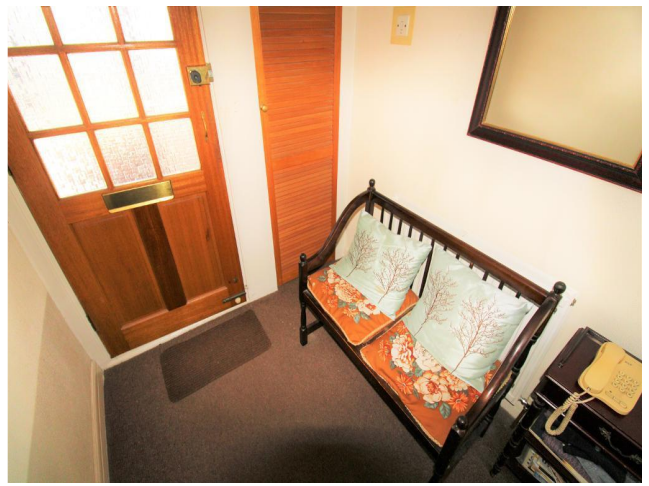
**Bathroom** - Radiator. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and tiled walls and splashbacks. Frosted double glazed window.

## Exterior

**Outside Rear** - Patio area and laid to lawn with timber shed.

**Outside Front** - Large front and side garden with brick wall.

**Tenure** - Freehold.





**Garage** - Rear access to garage

**About Hillingdon** - Hillingdon is a suburban area within the London Borough of Hillingdon and was an ancient parish in the county of Middlesex that originally included the market town of Uxbridge. During the 1920s Hillingdon experienced a rapid increase in population and was absorbed by Uxbridge Urban District in 1929 and is now part of Greater London. The A40 (Western Avenue) gives access to Central London and was rerouted in the early 1990s allowing traffic to flow without interruption at the junction of Hillingdon Circus. Hillingdon tube station was demolished in order for the new road to be constructed, and a new station was opened in 1994. Hillingdon tube station is served by the Metropolitan and Piccadilly lines.

Hillingdon is home to the Hillingdon Hospital NHS Foundation Trust and is bordered to the far south by London Heathrow Airport and Stockley Business Park with its Championship Golf course, set in 240 acres of rolling countryside.

Primary schools in Hillingdon include Wood End Park Academy, Colham Manor Primary, Oak Farm Juniors, St Bernadette's Roman Catholic Primary School, Hillingdon Primary and Ryefield Primary. Secondary schools include Hewens College, Park Academy West London, Oakwood School, Bishopshalt School, Vyners School and Swakeleys School for Girls.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



