



## **Beechwood Avenue UB8 3LU**

**3/4 BEDROOMS / GREAT LOCATION:** A rare opportunity to acquire 3/4 bedroom semi detached house in a very convenient location near Hillingdon Hospital, Stockley Business Park and golf course, bus routes to West Drayton station to Paddington (Crossrail due 2022) and Heathrow Airport. This property is also within easy reach of the M4 and M25 motorway networks.

This semi detached home offers great space and features 3/4 bedrooms, large porch, reception room, dining area, kitchen, downstairs W.C, conservatory and low maintenance and large outhouse.

Other benefits include 2 parking spaces, gas central heating and double glazed windows. This property is perfect for those looking to create their own home.

Not to be missed

## **Accommodation**

3/4 Bed Semi Detached  
Convenient Cul-De-Sac  
Location

Well Presented

Large Through Lounge

Double Glazing / Gas  
Central Heating

2 Bathrooms

Off Street Parking

EPC Rating D / Freehold

## Ground Floor

**Entrance Porch** - Fitted carpet and double glazed windows.

**Entrance Hall** - Fitted carpet, radiator, under stair storage cupboard and side aspect double glazed window.

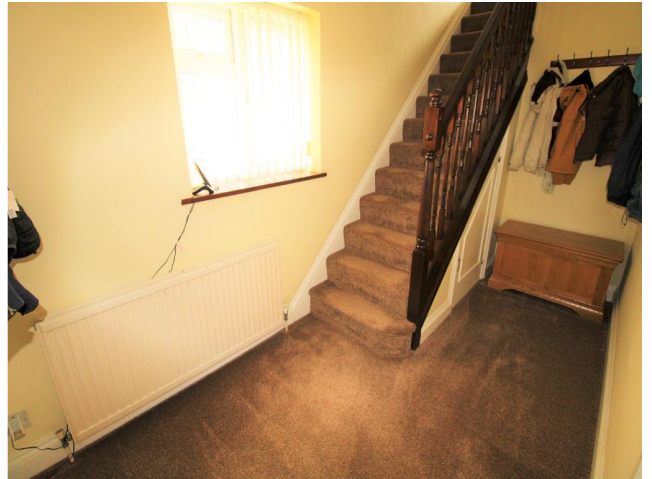
**Through Lounge** - Fitted carpet, radiator, feature fireplace, front aspect double glazed windows and double doors leading to conservatory.

**Dining Room** - Laminate flooring, radiator, storage cupboard housing the wall mounted boiler and rear aspect double glazed window.

**Kitchen** - Tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, electric hob, extractor fan hood, electric double oven, integrated fridge and dishwasher and part tiled walls and splashbacks. Double glazed window to aspect and double glazed door.

**Downstairs W.C** - Low level W.C, wall mounted basin and laminate flooring.

**Conservatory** - Heated tiled flooring and bi folding doors leading to decking area.



## First Floor

**First Floor Landing** - Fitted carpet and radiator.

**Bedroom 1** - Laminate flooring, radiator, fitted wardrobes and front aspect double glazed windows.

**Bedroom 2** - Fitted carpet, radiator, fitted wardrobes and rear aspect double glazed windows.

**Bedroom 3** - Laminate flooring, radiator and front aspect double glazed window.

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

## Second Floor



**Loft Room** - Laminate flooring, storage cupboards and velux windows.

## Exterior

**Outside Front** - Off street parking for 2 cars.

**Outside Rear** - Decking area with timber pergola, well stocked boarders with sleepers, timber shed and laid to lawn with pathway to outhouse.

**Outhouse / Gym** - Timber build outhouse with electricity.

**Tenure** - Freehold.

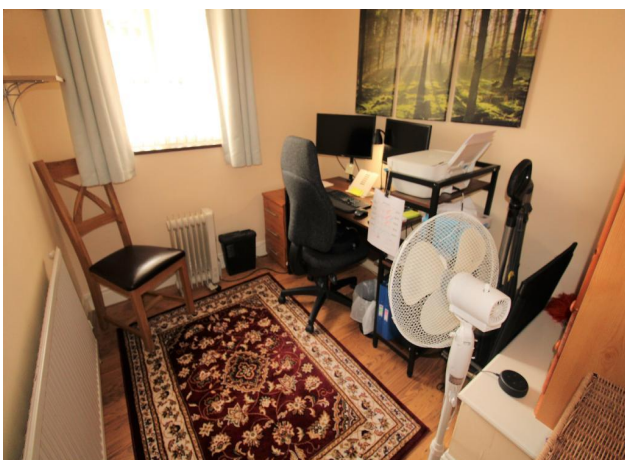
**About Hillingdon** - Hillingdon is a suburban area within the London Borough of Hillingdon and was an ancient parish in the county of Middlesex that originally included the market town of Uxbridge. During the 1920s Hillingdon experienced a rapid increase in population and was absorbed by Uxbridge Urban 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.

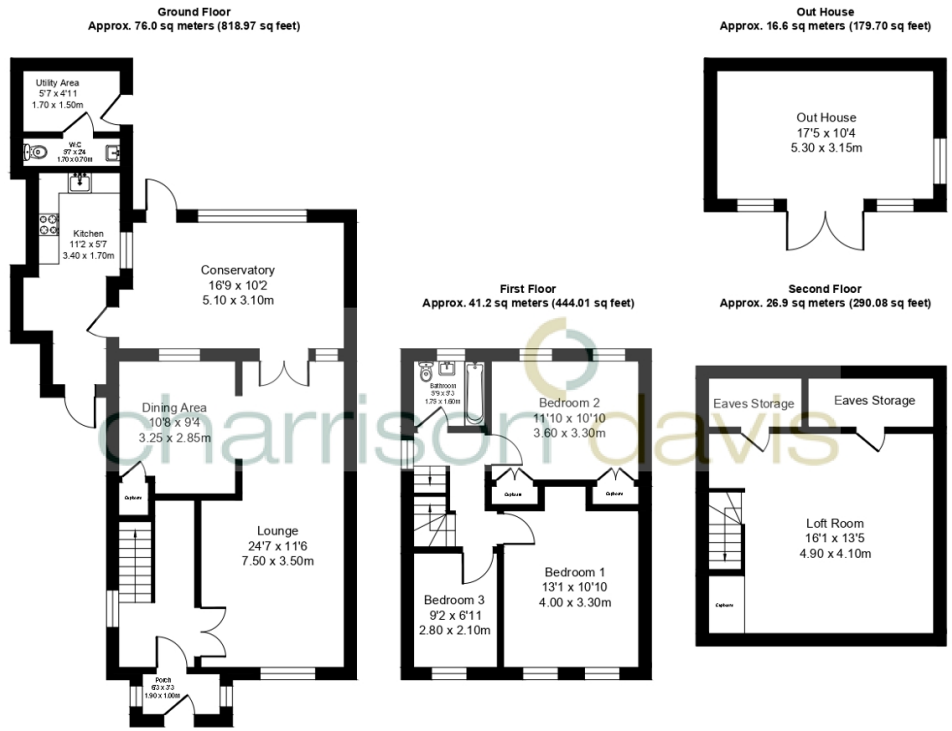
Hillingdon is home to the Hillingdon Hospital NHS Foundation Trust and is bordered to the far south by London Heathrow Airport and Stockley Business Park with its Championship Golf course, set in 240 acres of rolling countryside.

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.









Total Area Approx. 160.9 sq meters (1732.77 sq feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		