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13 Nicholls Avenue, Hillingdon, Uxbridge, Greater London. UB8 3JL.

£650,000 Freehold

Discover the potential of this charming 3-bedroom detached bungalow, perfectly situated to create your dream home. Boasting ample driveway parking and a garage, there's plenty of space for vehicles and storage.

Originally extended in the 1980s, the property offers a versatile layout that invites customisation to suit your lifestyle. The kitchen, positioned at the front of the house, comes equipped with a range of fitted appliances, including a dishwasher and gas hob.

The heart of the home is the L-shaped living dining room, adorned with a beautiful feature fireplace, creating a warm and inviting ambiance. Sliding doors lead out to the garden, seamlessly connecting indoor and outdoor living spaces, perfect for entertaining or enjoying moments of relaxation.

The master bedroom, front-facing and fitted with wardrobes, offers a tranquil retreat at the end of the day. Bedrooms two and three, both side-facing, also benefit from fitted wardrobes, providing ample storage solutions.

The bath and shower room, updated just five years ago, showcases modern tiling throughout and remains in excellent condition, ensuring both style and functionality.

Additional features include double glazing throughout and a combi boiler, adding to the home's comfort and efficiency.

Stepping outside, you'll find a generous 100ft garden, bordered by shrubs, offering a private and peaceful oasis. Side access enhances convenience, while the expansive outdoor space presents endless possibilities for gardening enthusiasts.

Nicholls Avenue is a popular street in Hillingdon, just a short stroll from Hillingdon Village and its charming local shops. This location offers convenient proximity to several schools, including



the highly-regarded Hillingdon Primary School and the sought-after Bishopshalt Senior School. Additionally, it boasts excellent transportation links, with the M40 connecting to London and the surrounding areas, as well as easy access to Stockley Park, Brunel University, Hillingdon Hospital, and Heathrow Airport. Uxbridge town centre, renowned for its diverse array of shops, bars, restaurants, and the Metropolitan/Piccadilly line station, is only a short drive away.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Important Notice

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Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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13 Nicholls Avenue



Approximate Gross Internal Area = 106.2 sq m / 1,143 sq ft
Garage = 20.2 sq m / 217 sq ft
Total = 126.4 sq m / 1,360 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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