



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



84 Windsor Avenue, Uxbridge, Greater London. UB10 9AY.

OIEO £575,000

Hilton King and Locke are delighted to bring to the market this well presented, previously extended three-bedroom semi-detached property located on the quiet residential road of Windsor Avenue, Uxbridge. The property is presented with further potential to extend and develop (STPP) and is walking distance to local amenities and transport links.

You are welcomed into the property through the hallway leading you through to the sizeable kitchen, finished to a high standard with all your built-in appliances such as a gas hob, freestanding fridge/freezer, base and eye level units and an island. The kitchen also compliments with underfloor heating, electric sky lights and bi-folding doors allowing natural light to flood in.

The downstairs also compromises with a fantastic kitchen/diner area big enough for a six-seater dining table. The living room is a fantastic size with a feature electric fireplace and speakers in the ceiling for entertainment purposes. You will find the downstairs w/c, renovated in 2011.

As you ascend upstairs you will find three great sized bedrooms. The master bedroom fits a king-sized bed and has built-in wardrobe space. The second bedroom is also double in size with built in wardrobe space. The third bedroom is a deceptively



large single bedroom. The upstairs has a family bathroom with a bath and shower, completing the first-floor accommodation. The shed in the garden is used as a utility room with fully functioning electric.

The property has a great sized garden with mostly laid to lawn with a patio area to the rear. The property accommodates both a side access and storage attached to the side, hiding the mega-flow tank and great for storage.

The property has a driveway that has been replaced two years ago.

LOCATION

The property is also perfectly located for transport links, with Hillingdon Underground Station providing Metropolitan and Piccadilly Line trains is less than one mile walk away. The A40 which provides quick and easy access to the M40 and M25, is also around one mile away. There is also a coach service to London from Hillingdon.



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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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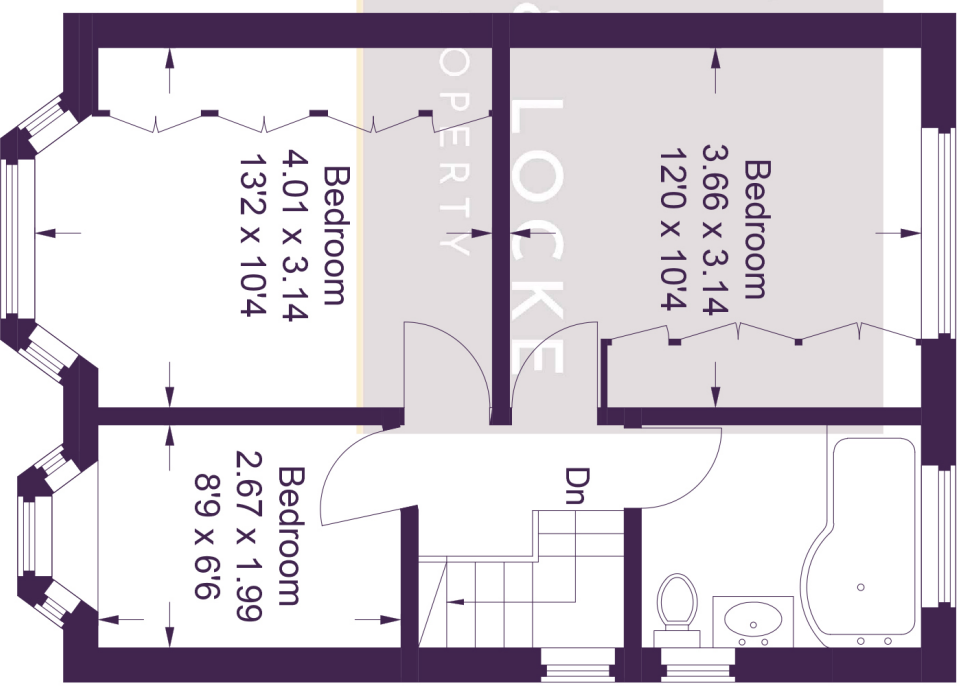
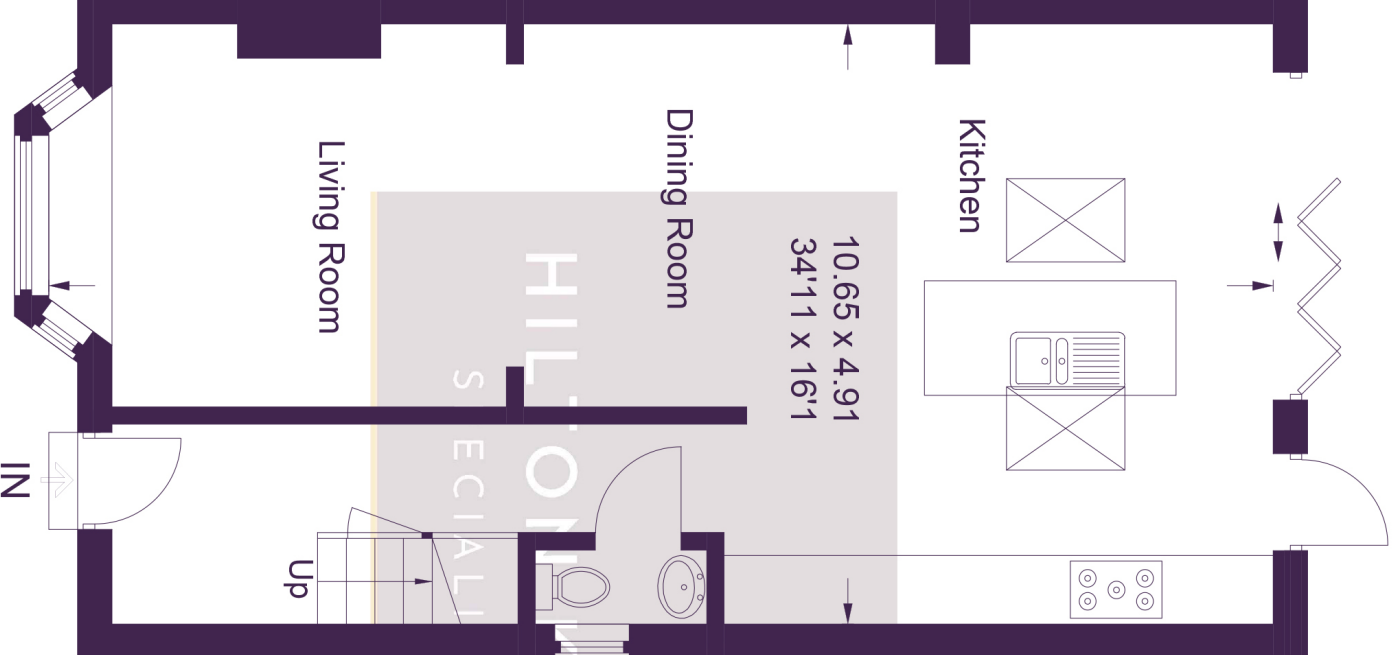
84 Windsor Avenue

Approximate Gross Internal Area

Ground Floor = 54 sq m / 581 sq ft

First Floor = 38.8 sq m / 418 sq ft

Total = 92.8 sq m / 999 sq ft
(Excluding Outhouse)



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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