









Ashwood Avenue, Uxbridge, UB8 3LT £500,000

- Three Bedroom Semi Detached
- 1057 Sq Ft / 98.2 Sq M
- Private Rear Garden
- Quiet Residential Road
- Potential for Extension ( Subject to Planning)

- Freehold
- Close to Local Amenities
- Close to Highly Regarded Schools
- Off Street Parking
- No Onward Chain

## **Description**

The accommodation comprises a welcoming entrance hallway, a spacious front reception room which flows seamlessly onto a dining room, open plan kitchen, completing the ground floor is a utility room and guest WC. The first floor holds three bedrooms, a modern family bathroom.

The front of the property with a low maintenance garden and a paved driveway for off road street parking. To the rear a private and secluded garden with a lawn and patio area perfect for outside dining and entertaining.

### **Situation**

Ashwood Avenue is a residential road by Hillingdon hospital, with a variety of schools including Bishopshalt senior school and Brunel University within walking distance. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station.







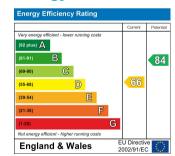
#### Floor Plans

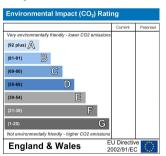
# Ashwood Avenue, Uxbridge, UB8 Approximate Area = 1057 sq ft / 98.2 sq m For identification only - Not to scale Garden 15.24 max x 7.01 max 50'0 v 23'0 (CH) = Ceiling Height Dining Room 3.39 max x Kitchen 3.66 max x 3.34 max 3.39 max x 2.98 max Reception Room 4.03 max x Bedroom 4.05 max x Bedroom 3.01 x 2.22 3.41 min 13'3 x 11'9 First Floor 9.24 max x 5.87 **Ground Floor** ALLDAY Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. MILLER Produced for Allday & Miller.

### **Area Map**



## **Energy Performance Graph**





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