



Hilliers Avenue, Uxbridge, UB8 3JQ

- Stunning three bedroom home
- Modern kitchen
- Spacious extended reception room
- Garage
- End of terrace
- Low maintenance garden
- Modern four piece bathroom
- Cul-de-sac location

Asking Price £535,000

Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co



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Description

This superb property is presented in excellent condition throughout, offering well-proportioned accommodation and benefiting from a recently refitted kitchen and a spacious, modern bathroom.

Accommodation

Providing accommodation that briefly comprises, entrance hall with built-in storage, a ground floor WC, and stairs leading to the first floor. The open-plan lounge/dining room provides a spacious, light-filled living area, further enhanced by an extended section offering additional seating space and room for a breakfast table. Bi-fold doors open seamlessly onto the rear garden, creating a perfect indoor-outdoor flow.

The sleek, modern kitchen is fitted with a range of storage units and drawers, complemented by stone work surfaces, an inset sink, and an inset induction hob with extractor above. Integrated appliances complete this contemporary and functional space.

To the first floor, the landing provides access to three well-proportioned bedrooms and the loft space. The modern family bathroom is fully tiled and well-appointed with an enclosed bath, separate shower cubicle, wash basin, and WC.

Outside

To the rear, there is an attractive, low-maintenance paved garden featuring a garden office and convenient rear access. At the front, a lawned garden with a flower border and pathway leading to the front door.

There is a single garage and a nearby block.

Situation

Conveniently positioned within easy reach of Hillingdon Station, offering Metropolitan and Piccadilly Line services into central London. The area is well served by a number of reputable schools, making it an ideal location for families. For motorists, the A40/M40 is just a short drive away, providing swift access to London and the M25 motorway network. Nearby, Uxbridge town centre offers a wide range of shopping facilities, restaurants, cafes, and bars.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

EPC Rating: D

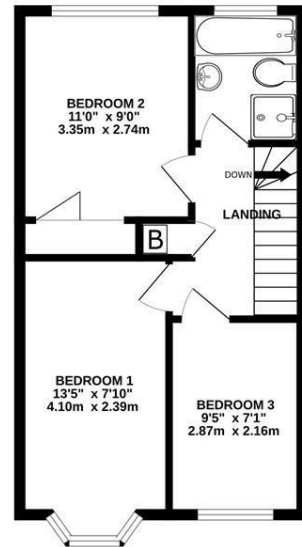
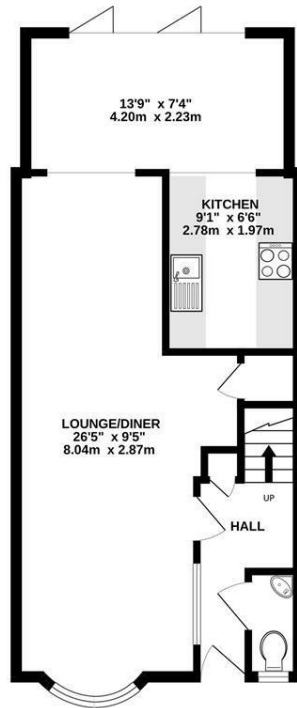
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

OUTBUILDING
165 sq.ft. (15.3 sq.m.) approx.

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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