

## Windsor Avenue, , Uxbridge, Middlesex, UB10 9AU

- Four Bedrooms
- Off Street Parking
- Semi Detached House
- Fitted Kitchen
- EPC Rating E
- Two Bathrooms
- Private Rear Garden
- Available From 1st November
- Conservatory
- Council Tax Band E

**£2,400 Per Month**





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## DESCRIPTION

Brought to the market on Windsor Avenue in Hillingdon is this spacious, four bedroom, semi detached home which is available to let from the 1st August 2024. The property is set on a popular residential street and is well located for local schools, transport links and amenities.

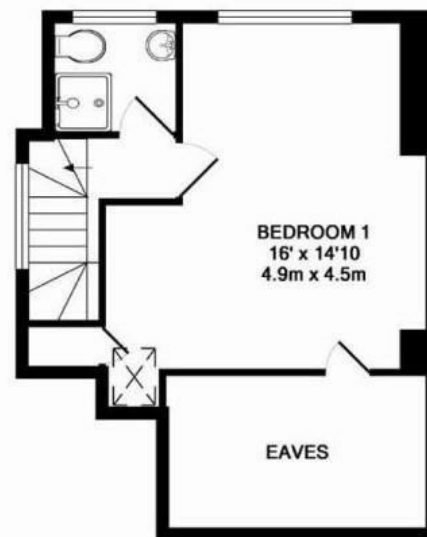
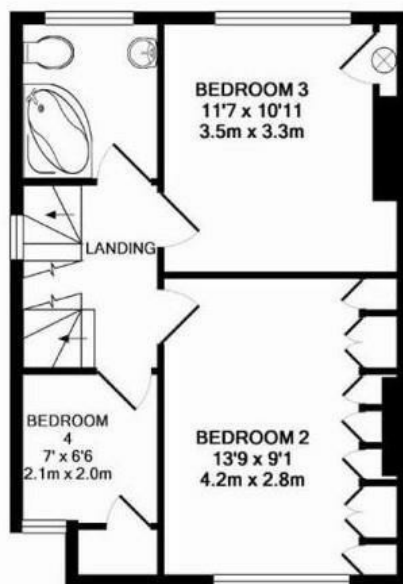
The property comprises entrance hall, through lounge reception room, conservatory, fitted kitchen, three first floor bedrooms, family bathroom suite, loft converted fourth bedroom with an en-suite. Externally the property has got a private rear garden and off street parking to the front.

Windsor Avenue is set off Long Lane and is within close proximity to local schools, transport links and amenities. You are 0.7 miles away from the Hillingdon Station which services the Metropolitan and Piccadilly lines. You are also a short drive from the A40/M4/M25 motorway links and Heathrow Airport.









TOTAL APPROX. FLOOR AREA 1559 SQ.FT. (144.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Viewings

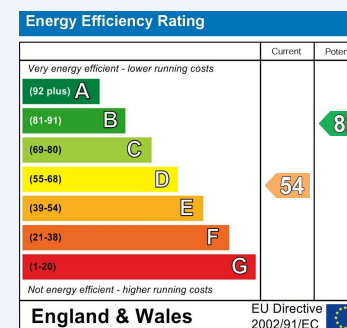
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.