



75

Violet Avenue
Hillingdon
Middlesex
UB8 3PS

RWHITLEY
Est. 1938 & CO

Guide Price £415,000



- Linked Semi-Detached House
- Three Bedrooms
- Requires Modernisation & Refurbishment
- Two Reception Rooms
- First Floor Bathroom With Separate WC
- Parking
- Rear Garden

DESCRIPTION

Spacious proportions, a fabulous living room with imposing bay window and a generous rear garden make this three bedroom linked semi-detached house an attractive proposition for families. The house requires modernisation to unlock its full potential and offers easy flowing accommodation well worthy of your early inspection. The ground floor includes a welcoming entrance hall, galley style kitchen fitted with a range of basic wall and floor cupboard units, impressive living room and a dining room which enjoys views over the rear garden. Stairs from the entrance hall lead to the first floor landing which provides access to the roomy master bedroom, second double bedroom, third sensibly sized bedroom and a bathroom with separate WC.

OUTSIDE

Front: Dropped kerb with ornamental iron

gates to concrete surface to park up to three cars. Laid to lawn.

Rear: Concrete terrace with path leading to the rear of the garden. Laid to lawn with attractive planting. Vegetable patch. Brick built outbuildings comprising a outside WC and store. Right of way to side alley for access.

LOCATION

Hillingdon Hospital and bus routes are just a short walk. West Drayton town centre with mainline railway station which will benefit from Crossrail, Stockley Business Park, Brunel University, London Heathrow Airport, the motorway network and town centre of Uxbridge are all within easy motoring distance.

HEATING & HOT WATER

A gas fired backboiler serves the radiator system and provides the domestic hot water. Electric immersion heater in hot water cylinder.

WINDOWS

Whitened aluminium double glazing.

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains gas, electricity, water and drainage.


TENURE

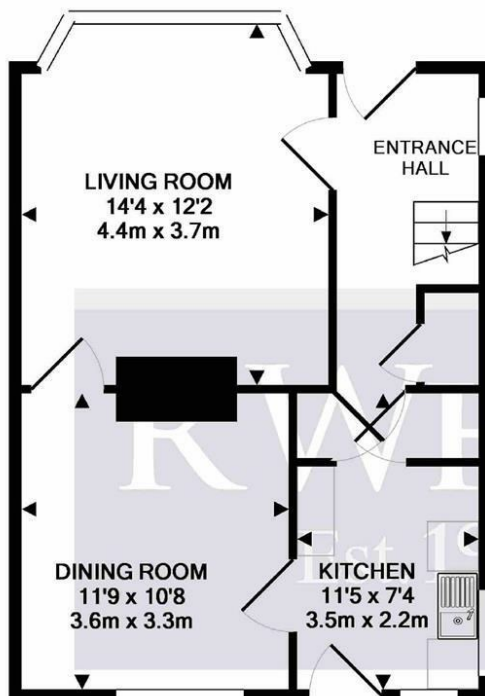
Freehold.

VIEWINGS

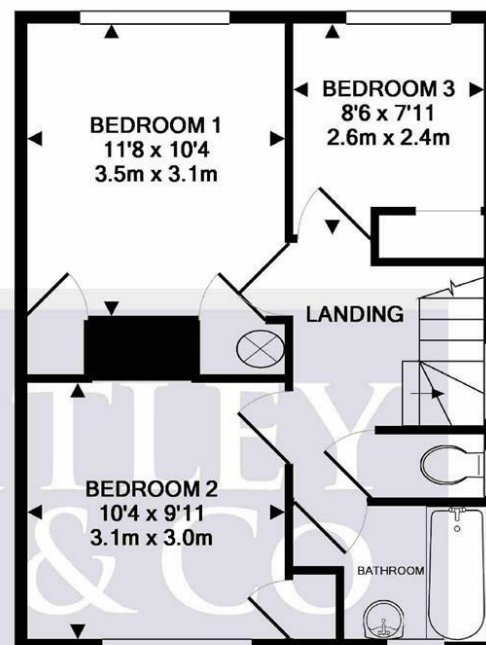
Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 869 SQ.FT. (80.7 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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