



- No Chain
- Off Street Parking
- Good Internal Condition
- Potential To Extend S.T.P.P
- Hillingdon Hospital Nearby

- Single Storey Bungalow
- Three Bedrooms
- 50 Ft Wide Plot
- Bishopshalt School Nearby
- EPC Rating TBC

NO CHAIN! A Delightful Extended THREE Bedroom Single Storey Bungalow, ideal for the local downsizer or growing family, this property is well positioned in a popular area in Hillingdon with local amenities nearby, and the plot lends itself to further potential extension in the future S.T.P.P.

This property consists of a large central entrance hallway leading to the main rooms in the property, off to the left you will find the spacious lounge with bay window, and the master bedroom, to the rear you will find the extended recently refurbished kitchen and breakfast area and to the right of the hallway contains two further double bedrooms and the family bathroom, the Bungalow has side access to the rear garden which measures 50ft wide, which is very rare to find a plot of this width.

Micawber Avenue is a quiet, well located residential road, positioned in a sought after network of streets within the London Borough of Hillingdon, the majority of properties on this road are also detached and are situated around the ever popular Bishopshalt secondary school, other notable mentions include Hillingdon Hospital being a short stroll away, Moorcroft Junior School and Uxbridge Underground station are both less than 2 miles away.

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact\*

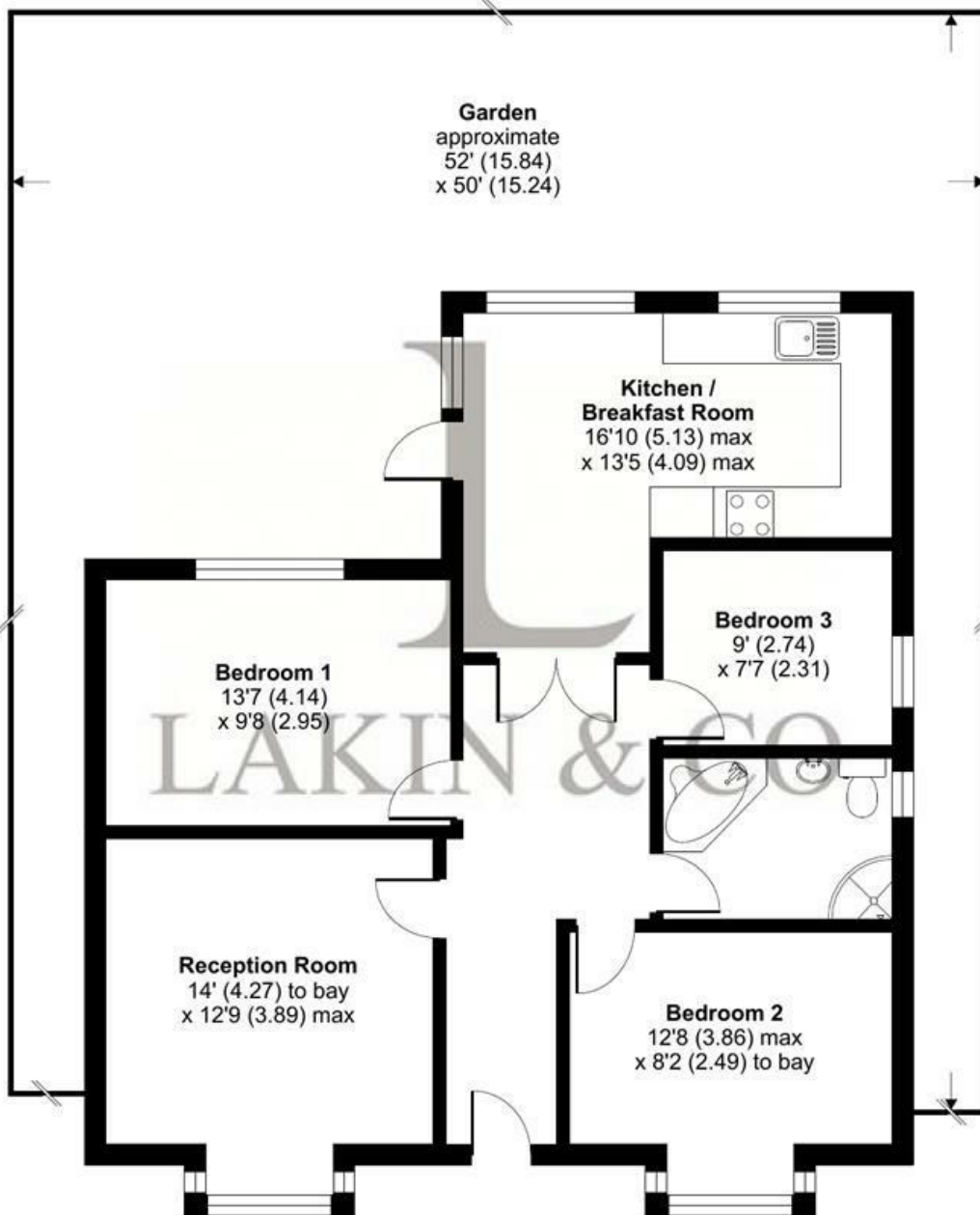
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Micawber Avenue, Uxbridge, UB8**

Total = 880 sq ft / 81.7 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lakin & Co. REF: 851705

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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