



## **Micawber Avenue, Hillingdon, UB8 3NY**

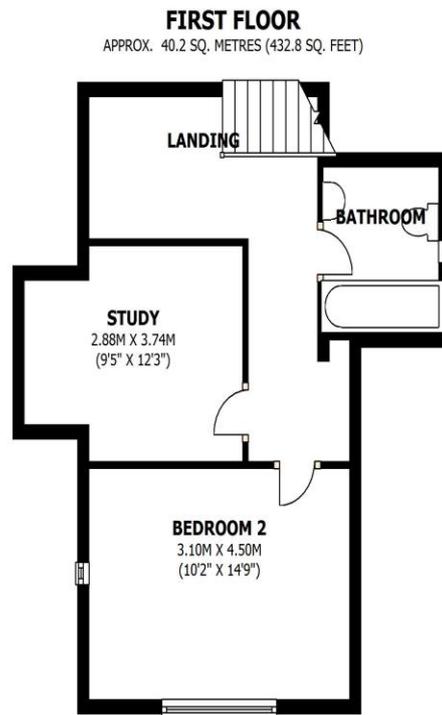
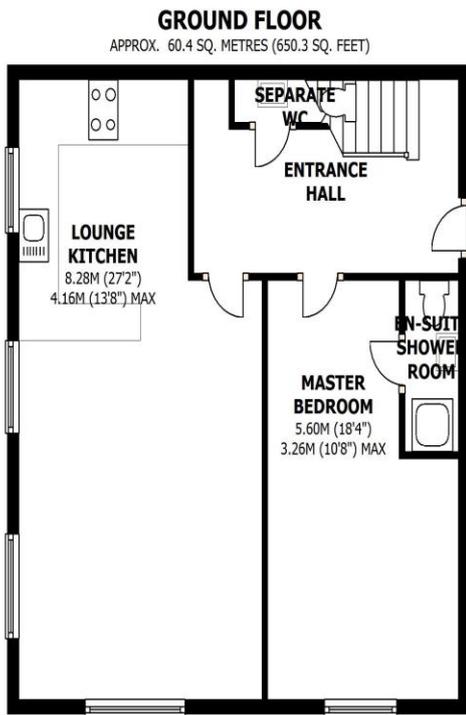
A semi detached chalet style bungalow situated in Hillingdon just off of Field Heath Road. This property is situated back to back and benefits from off street parking to the front, own rear garden and an option to choose the carpets. Comprising of an entrance hall to the side, open plan lounge and kitchen with fitted units and integral appliances, master bedroom with en-suite shower-room and a W.C located under the stairs. On the first floor, there is a further bedroom, study and a family sized bathroom. To the outside there is a block paved driveway providing off street parking and a rear garden.

**Asking Price: £425,000**

[www.huntersnet.co.uk](http://www.huntersnet.co.uk)

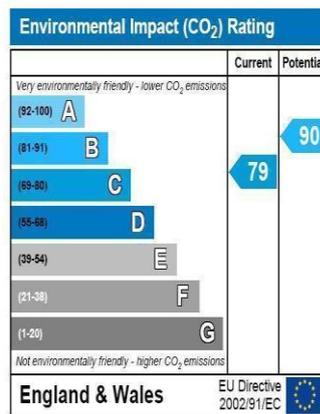
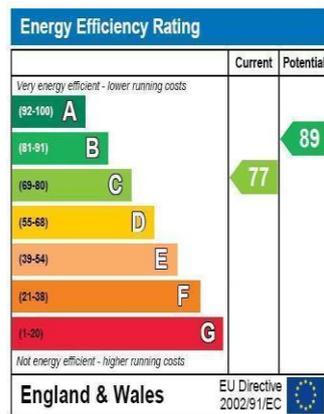
Hillingdon: 01895 235796

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TOTAL AREA: APPROX. 100.6 SQ. METRES (1083.1 SQ. FEET)

**ENERGY PERFORMANCE CERTIFICATE INFORMATION**



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



### VIEWING ARRANGEMENTS

By Appointment With: **Hunters The Estate Agent**

**Hillingdon:** 398a Long Lane, Hillingdon, UB10 9PG.  
**Tel:** 01895 235796 **Email:** [hillingdon@huntersnet.co.uk](mailto:hillingdon@huntersnet.co.uk)

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Registered Office: 311a Uxbridge Road, Millend, Rickmansworth, Herts, WD3 8DS

### OPENING HOURS

Monday - Thursday: 09:00 - 18:30

Friday: 09:00 - 18:00

Saturday: 09:30 - 16:30

Sunday: closed

### DISCLAIMER

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.