

ALLDAY  
& MILLER



Sedgwick Avenue, Hillingdon, UB10 9DG  
£600,000

 3  2  3  D





Sedgwick Avenue, Hillingdon, UB10 9DG

**£600,000**

- Three Double Bedrooms
- Master with En-Suite
- Stylish Interiors Throughout
- Off Street Parking
- Quiet Residential Road
- Two Bathrooms
- Conservatory
- Beautiful Garden
- Close to Hillingdon Station
- Close to Vyners



## Description

The property is offered to the market in excellent condition throughout and briefly comprises of bright and spacious through lounge with doors overlooking and providing access to rear garden, modern fully fitted kitchen and a separate dining area with doors leading to conservatory.

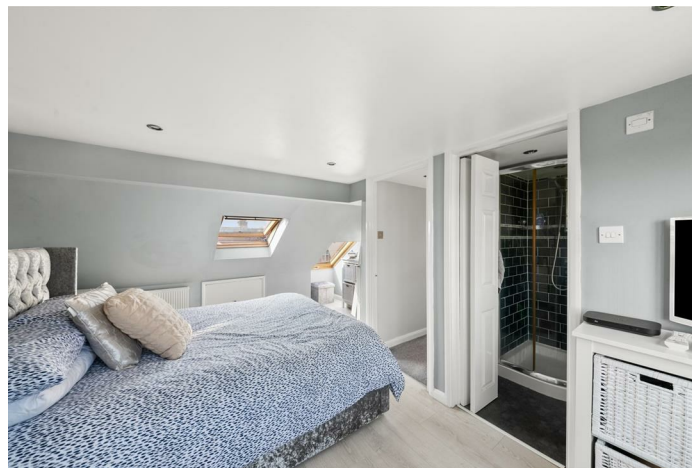
The first floor offers two double bedrooms both with fitted wardrobes and a modern family bathroom.

The second floor enjoys a master bedroom with En-suite shower room, and eves storage.

To the front of the property there is a paved driveway with parking for two to three cars. The rear garden offers stunning landscaped garden which has been mainly laid to lawn with sheltered outdoor seating area perfect for entertaining.

## Situation

Sedgwick Avenue is a sought after residential road within the Oak Farm development just off Long Lane, offering easy access to a number of highly regarded local schools including Oak Farm, Ryefield and St Bernadettes. Hillingdon station with the Metropolitan and Piccadilly line giving easy links to central London and the surrounding. Also the A40 with its links to London and the Home Counties. Uxbridge Town Centre with its vast array of shops, restaurants and bars is approximately just over a mile away.

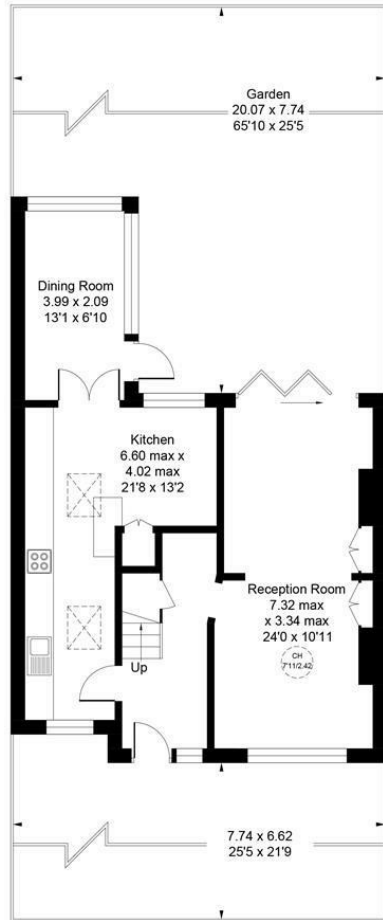


## Floor Plans

### Sedgwick Avenue, Uxbridge, UB10

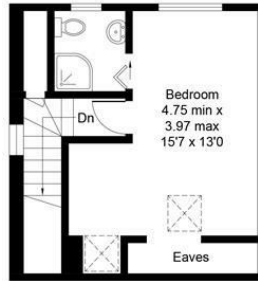
Approximate Area = 1341 sq ft / 124.6 sq m  
(Excluding Eaves)

For identification only - Not to scale

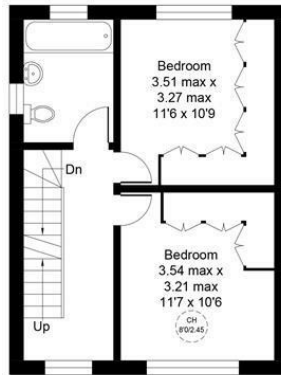


Ground Floor

CH = Ceiling Height



Second Floor

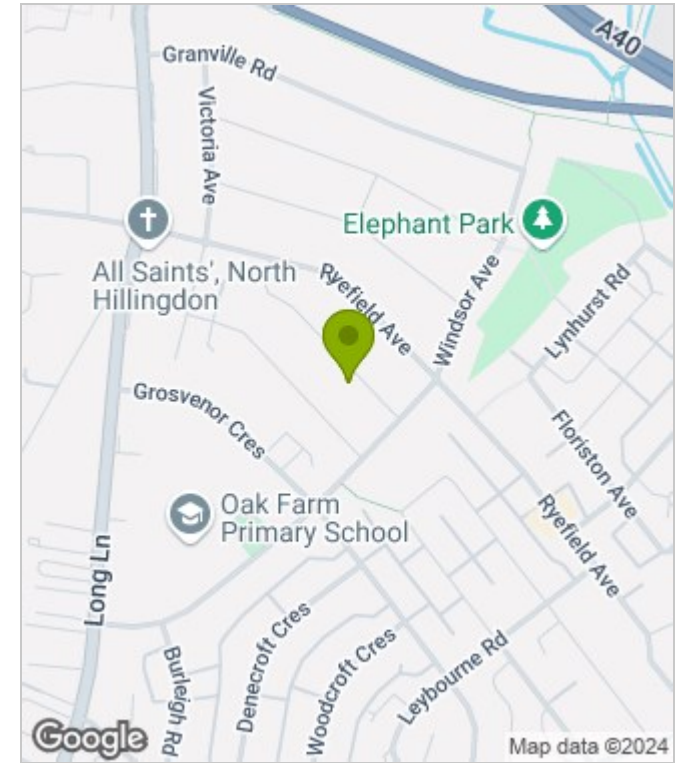


First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

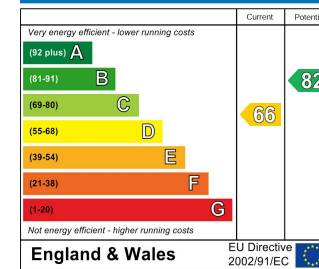


## Area Map

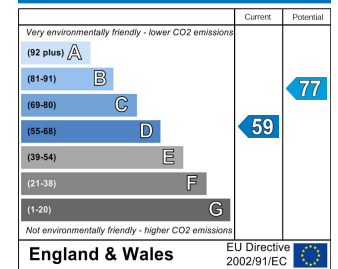


## Energy Performance Graph

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

192 High Street, Uxbridge, Middlesex, UB8 1LB

T: 01895 641 000 | E: sales@alldayandmiller.co.uk

T: 01895 379 549 | E: lettings@alldayandmiller.co.uk