

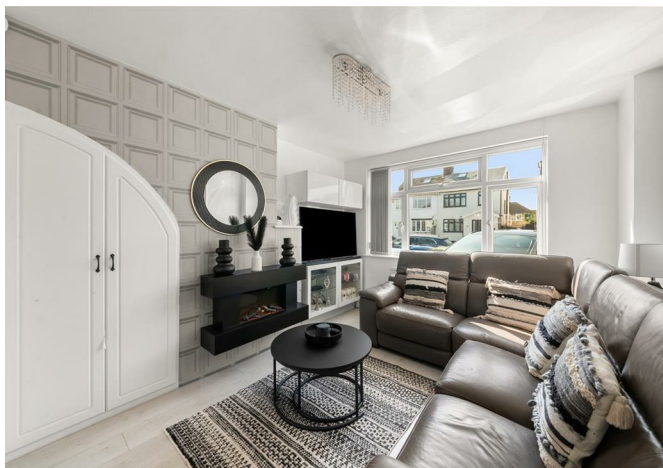
ALLDAY  
& MILLER



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







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.

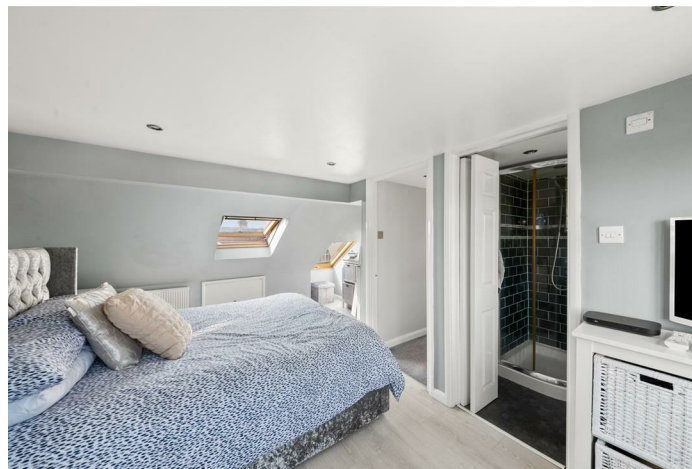
The first floor offers two double bedrooms both with fitted wardrobes and a modern family bathroom.

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.



**Sedgwick Avenue, Uxbridge, UB10**  
Approximate Area = 1341 sq ft / 124.6 sq m  
(Excluding Eaves)  
For identification only - Not to scale

**Ground Floor**

Garden  
20.07 x 7.74  
65'10 x 25'5

Dining Room  
3.99 x 2.09  
13'1 x 6'10

Kitchen  
6.60 max x  
4.02 max  
21'8 x 13'2

Reception Room  
7.32 max  
x 3.34 max  
24'0 x 10'11

Up

7.74 x 6.62  
25'5 x 21'9

**Second Floor**

CH = Ceiling Height

Bedroom  
4.75 min x  
3.97 max  
15'7 x 13'0

Dn

Eaves

**First Floor**

Bedroom  
3.51 max x  
3.27 max  
11'6 x 10'9

Bedroom  
3.54 max x  
3.21 max  
11'7 x 10'6

CH 7'10.45

CH 8'02.45

Up

Dn

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.

**ALLDAY & MILLER**  
estate agents

A map of the Elephant Park area in Hillingdon, London. A green pin is placed on Ryefield Ave, just north of its intersection with Windsor Ave. To the northwest is All Saints' Church, marked with a cross icon. Further northwest is Stepping Stones Academy Childcare, marked with a school icon. To the northeast is Elephant Park, marked with a tree icon. The map shows a network of roads including Long Ln, Grosvenor Cres, Windsor Ave, Ryefield Ave, Denecroft Cres, Woodcroft Cres, Leybourne Rd, Floriston Ave, and Lynhurst Rd. The A40 road is visible in the top right corner. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	66	82	59
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

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