









Sutton Court Road, Uxbridge, UB10 9HS £500,000

- Three Bedroom
- Two Reception Rooms
- Garage & Outhouse
- Oak Farm Location
- Close to Highly Regarded Schools

- Extended
- Downstairs W/C
- Off Street Parking
- Walking Distance to Hillingdon Train Station
- Separate Utility Room

## **Description**

The property comprises of: welcoming entrance hall, dining room, sitting room, downstairs W/C, separate utility Room, open extended plan kitchen / dining area overlooking and providing access to rear garden and garage/store. To the first floor there are three well proportioned bedrooms and a family bathroom.

#### Outside

To the rear of the property there is a large well maintained garden that has been mainly laid to lawn, with access to the garage and to the front of the property there is off street parking for two cars.

# **Situation**

Sutton Court Road is situated off of Long Lane is within easy access to the A40/M40/M25 corridors. You are within walking distance to local amenities and transport links which can take you to and from the Hillingdon station which provides the Metropolitan and Picadilly lines. You are also within great proximity of local primary and secondary schools such as Oak Farm Primary, Ryefield Primary, Oakwood Secondary, Bishopshalt Secondary and Swakeleys Secondary school



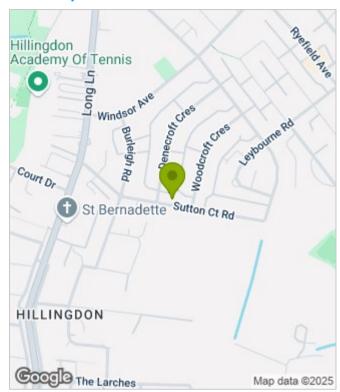




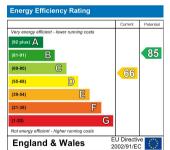
### **Floor Plans**

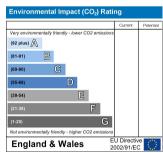
#### Sutton court road Approximate Gross Internal Floor Area = 119.6 sq m / 1288 sq ft Kitchen/ Breakfast Room 4.00 x 3.08 13'1 x 10'1 Utility 2.00 x 2.00 6'7 x 6'7 Bedroom 2 Sitting Room Garage/Workshop 3.38 x 3.13 $3.32 \times 3.00$ 6.75 x 4.50 11'1 x 10'3 10'11 x 9'10 22'2 x 14'9 Dining Room/ Bedroom 1 Bedroom 4 Bedroom 3 3.25 x 3.13 3.24 x 3.24 2.32 x 1.77 Store 10'8 x 10'3 10'8 x 10'8 7'7 x 5'10 First Floor Ground Floor Garage Approximate Floor Area Approximate Floor Area Approximate Floor Area 388.68 sq.ft 519.35 sq.ft 380.28 sq.ft (36.11 sq.m) (48.25 sq.m) (35.33 sq.m) Illustration for identification purposes only, measurements are approximate, not to scale.

### **Area Map**



## **Energy Performance Graph**





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