



- Three bedroom end of terrace
- Larger style end terrace
- Huge potential to extend subject to consent
- Popular Oak Farm location

115 Richmond Avenue, Hillingdon, Middlesex, UB10 9BJ

Guide Price £575,000

A spacious, well-presented three-bedroom end-of-terrace family home. This property benefits from off-street parking and a generous rear garden, and it offers excellent potential to extend both to the rear and into the loft (subject to the usual planning consents). An ideal opportunity for families or buyers looking for a home with further scope for improvement.





## Property Description

### PROPERTY

A beautifully presented three-bedroom end-of-terrace family home, ideally situated on the highly sought-after Oak Farm residential road in Hillingdon. This attractive larger-than-average end-of-terrace property offers well-proportioned living accommodation throughout, along with off-street parking and a generous private rear garden, making it ideal for family living and entertaining. The property further benefits from significant potential to extend (STPP), providing an excellent opportunity to enhance and add value.

### LOCATION

Richmond Avenue is a popular residential road in the Oak Farm area, conveniently positioned within walking distance of Hillingdon Metropolitan/Piccadilly line station and close to local shops, cafés and transport links. A number of well-regarded schools are nearby, making this a great choice for families.

### OUTSIDE

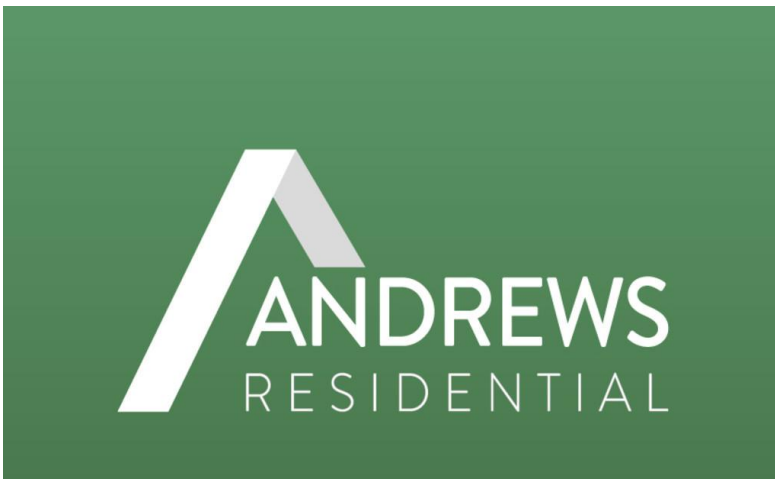
To the rear of the property is a spacious garden, mainly laid to lawn, offering access to a garage via a shared driveway and a log cabin equipped with power and lighting. At the front, a driveway provides off-street parking and is complemented by outdoor lighting.

### TENURE

Freehold  
London Borough of Hillingdon  
Council tax band: D  
EPC rating: C



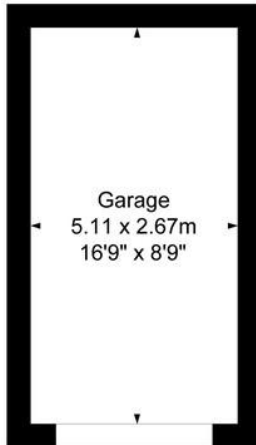
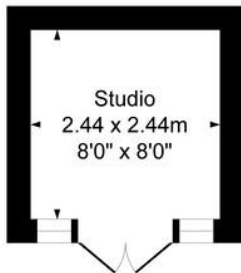






## Richmond Avenue UB10

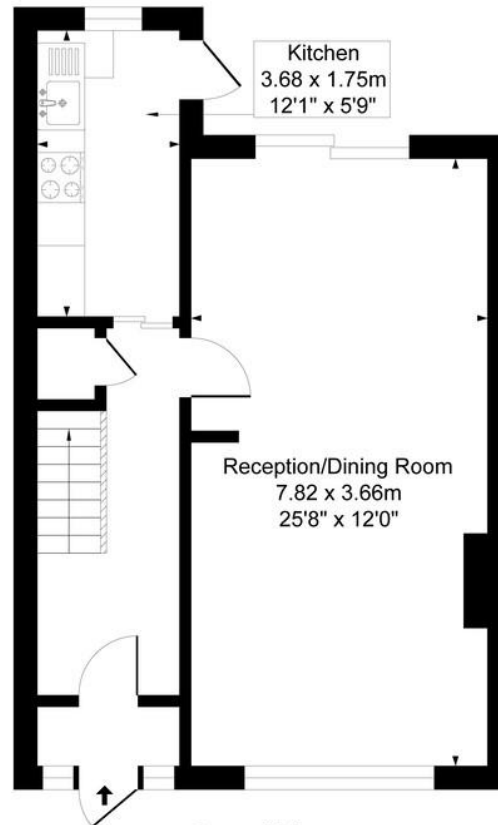
Outbuilding  
Approximate Floor Area  
64.00 sq.ft  
(5.94 sq.m)



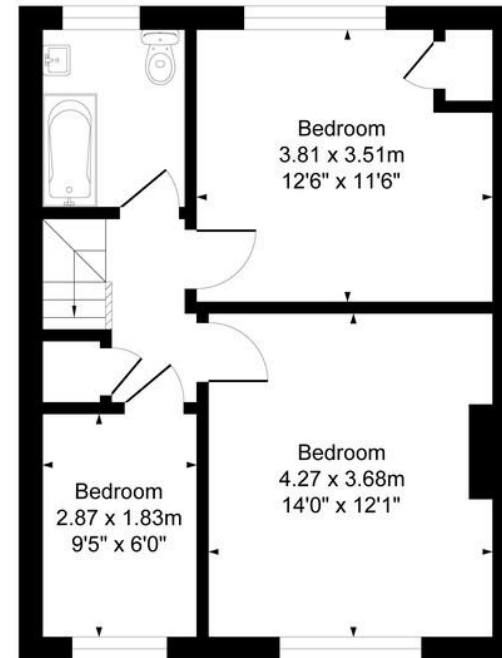
Garage  
Approximate Floor Area  
146.56 sq.ft  
(13.61 sq.m)



Approx. Gross Internal Floor Area  
113.1 Sq M - 1218 Sq Ft



Ground Floor  
Approximate Floor Area  
520.16 sq.ft  
(48.32 sq.m)



First Floor  
Approximate Floor Area  
487.66 sq.ft  
(45.30 sq.m)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.