



35 Richmond Avenue, Uxbridge, UB10 9BQ

This well presented and extended four bedroom mid-terrace property benefits from off street parking and is situated in this sought after and convenient location on the Oak Farm development just off Long Lane in Hillingdon.

The ground floor comprises a welcoming light filled reception room benefitting from bay windows and a large dining/kitchen perfect for the growing family. To the first floor are two doubles and one single bedrooms. To complete the first floor is a modern family bathroom suite. To the second floor is the master bedroom benefitting from an en-suite. To the rear is a large private garden, perfect for alfresco dining in the summer months. To the front of the property there is off-street parking for multiple cars.

Richmond 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, numerous local shops including Marks & Spencer, Hillingdon Metropolitan/Piccadilly line train station and 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.

£550,000

RICHMOND AVENUE
UXBRIDGE UB10



--- RESTRICTED HEAD HEIGHT



APPROX. GROSS INTERNAL FLOOR AREA 1228.91 SQ. FT / 114.17 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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