

Petworth Gardens

Hillingdon • Middlesex • UB10 9HG

Guide Price: £319,950



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A spacious two bedroom first floor maisonette that is situated within the popular Oak Farm. The property benefits generously proportioned rooms throughout and is offered to the market with no onward chain.

Located on Petworth Gardens, a sought after residential road within the ever popular Oak Farm which offers easy access to highly regarded schools, shops and transport links. Accommodation briefly comprises an 11ft kitchen, 15ft living room, 12ft main bedroom, 11ft second bedroom and family bathroom. The private rear garden is mainly laid to lawn.

Two bedroom maisonette

First floor

New lease on completion

15ft living room

11ft kitchen

12ft main bedroom

11ft second bedroom

Convenient location

Great transport links

Private rear garden

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

A spacious two bedroom first floor maisonette that is situated within the popular Oak Farm. The property offers spacious rooms throughout. The property comprises an entrance hall leading to the 11ft kitchen, 15ft living room, 12ft bedroom, 11ft second bedroom and family bathroom.

Location

Located on a sought after residential road within the ever popular Oak Farm which offers easy access to highly regarded primary schools including St. Bernadettes, Oak Farm and Ryefield along with local shops, bus links, the A40 and Hillingdon Tube station which provides a direct route in central London. Uxbridge town centre with its wide range of shopping facilities is just a short drive away.

Outside

The private, south west facing rear garden is mainly laid to lawn and bordered by a variety of shrubs, hedges and trees.



Schools:

Ryefield Primary School 0.2 miles away
Oak Farm Infant School 0.3 miles away
Swakeleys Senior School 1.1 miles away



Train:

Hillingdon Station 0.9 miles away
Ickenham Station 1.3 miles away
Uxbridge Station 1.6 miles away



Car:

M4, A40, M25, M40



Council Tax Band:

C

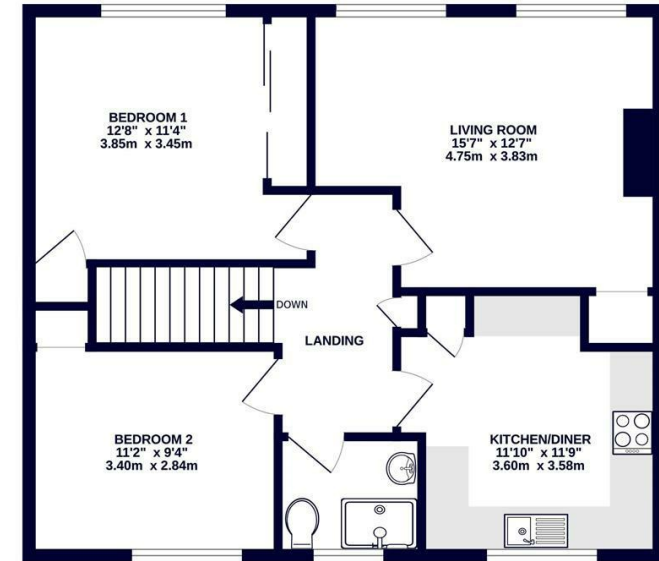
(Distances are straight line measurements from centre of postcode)



ENTRANCE FLOOR
39 sq.ft. (3.6 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Target |
|--|---|---------|--------|
| Very energy efficient - lower running costs | A | | |
| Energy efficient - lower running costs | B | | |
| Decent energy efficiency - lower running costs | C | | |
| Some energy efficiency - lower running costs | D | | |
| Not very energy efficient - higher running costs | E | | |
| Not energy efficient - higher running costs | F | | |
| Very poor energy efficiency - higher running costs | G | | |
| | | 77 | 77 |

England & Wales
EPC Directive
2002/91/EC

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.