

Merton Avenue

Hillingdon • Middlesex • UB10 9BL

Guide Price: £525,000



coopers
est 1986

Merton Avenue

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A spacious and well presented three bedroom mid terrace family home without an onward chain, situated on a sought after residential road on the Oak Farm offering easy access to a number of highly regarded local schools, shops and transport links. The ground floor comprises an entrance hall, 13ft living room, 12ft dining room, 12ft kitchen and downstairs WC. To the first floor there is a 13ft main bedroom, 11ft second bedroom, 7ft third bedroom and family bathroom. The front of the property has a paved driveway creating off street parking, whilst to the rear is a private rear garden.

Three bedroom house

No onward chain

Sought after location

13ft living room

12ft dining room

Downstairs WC

13ft main bedroom

11ft second bedroom

Private rear garden

Off street parking

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 and well presented three bedroom mid terrace family home situated on a sought after road on the ever popular Oak Farm. The ground floor comprises an entrance hall, 13ft living room, 12ft dining room, 12ft kitchen and downstairs WC. To the first floor there is a 13ft main bedroom, 11ft second bedroom, 7ft third bedroom and family bathroom.

Location

Merton Avenue is a sought after residential road offering easy access to a number of highly regarded local schools including Oak Farm, Ryefield, St Bernadettes and Vyners Secondary School. There are numerous local shops including Marks & Spencer close and Hillingdon Metropolitan/Piccadilly line train station is within walking distance along with the Oxford Tube coach service that provides an alternative route into London. The property is located just minutes from 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.

Outside

The front of the property has a paved driveway creating off street parking, whilst to the rear is a private rear garden.



Schools:

Oak Farm Infant School 0.3 miles
St Bernadettes School 0.6 miles
Swakeleys School 1.2 miles



Train:

Hillingdon Station 0.3 miles
Ickenham Station 0.9 miles
Uxbridge Station 1.1 miles



Car:

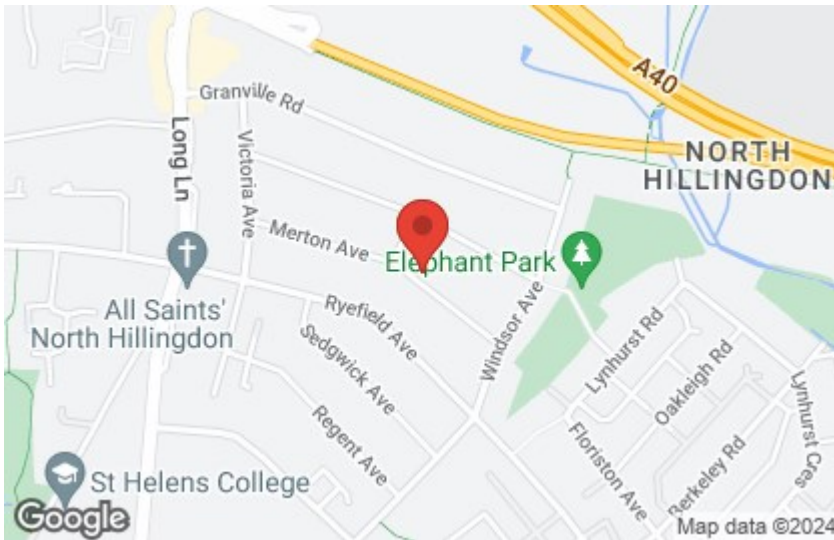
M4, A40, M25, M40



Council Tax Band:

D

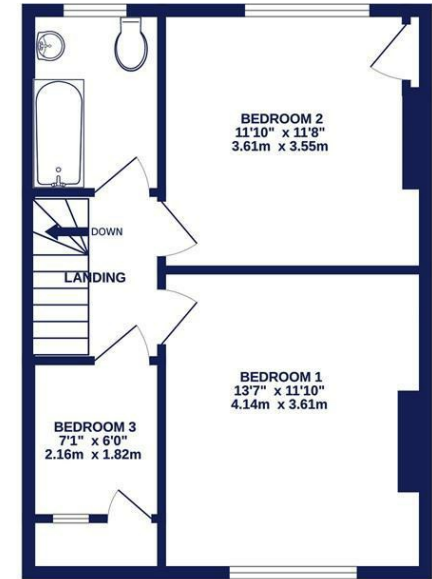
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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	86
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs G	
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.