

Berkeley Road

Hillingdon • Middlesex • UB10 9DX
Offers In Excess Of: £525,000



coopers
est 1986

Berkeley Road

Hillingdon • Middlesex • UB10 9DX

A well presented and extended three bedroom mid terrace house situated on a popular residential road on the Oak Farm in Hillingdon. Berkeley Road 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, shops and transport links. The property boasts a 10ft kitchen with wide induction hobs, contemporary grey quartz worktops and 3-place peninsular breakfast bar. Adjacent is a new utility room and downstairs toilet. A 15ft living space backs onto a private garden through full-width bi-folding doors and flooded with natural light from two vast triple-glazed skylights. To the first floor there is a 12ft bedroom, 10ft bedroom, 6ft third bedroom and family bathroom. The front of the property has a paved driveway creating off street parking for multiple cars whilst the long garden is mostly laid to lawn with a large shed and access to a gated service road at the rear.

Three bedroom house

Mid terrace

Oak farm location

Immaculate condition

10ft kitchen

Utility

15ft living room

Downstairs toilet

Off street parking

Private rear garden with access to rear service road

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

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Location

Berkeley Road 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.

Outside

The front of the property has a paved driveway creating off street parking for multiple cars, whilst the long garden is mostly laid to lawn with a large shed and access to a gated service road at the rear.





Schools:

Ryefield Primary School 0.2 miles away
Oak Farm Junior School 0.6 miles away
Swakeleys School for Girls 0.8 miles away



Train:

Hillingdon Station 0.8 miles away
Ickenham Station 1.1 miles away
Ruislip Gardens Station 1.5 miles away



Car:

M4, A40, M25, M40



Council Tax Band:

D

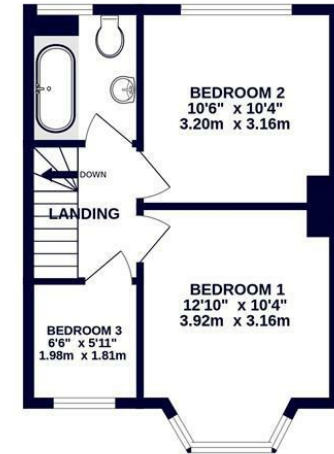
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



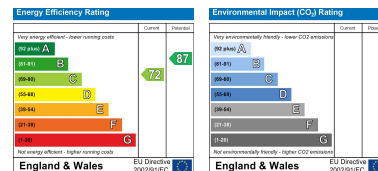
TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

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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