

# Brampton Road

Hillingdon • Middlesex • UB10 0DP

Guide Price: £550,000



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est 1986

# Brampton Road

Hillingdon • Middlesex • UB10 0DP

A three bedroom semi detached house situated on Brampton Road, a popular residential road situated just off Long Lane on the highly regarded Oak Farm development. The property offers easy access to a number of sought after schools, local shops, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. The ground floor of the property comprises an entrance hall, 12ft living room, 15ft kitchen diner and a 15ft garage. To the first floor there is a 12ft main bedroom, 10ft second bedroom, 6ft third bedroom and family bathroom. Outside there is off street parking, private rear garden and 15ft garage.

Three bedroom house

Semi detached

Good condition throughout

Potential to extend S.T.P

Great location

12ft living room

15ft kitchen

15ft garage

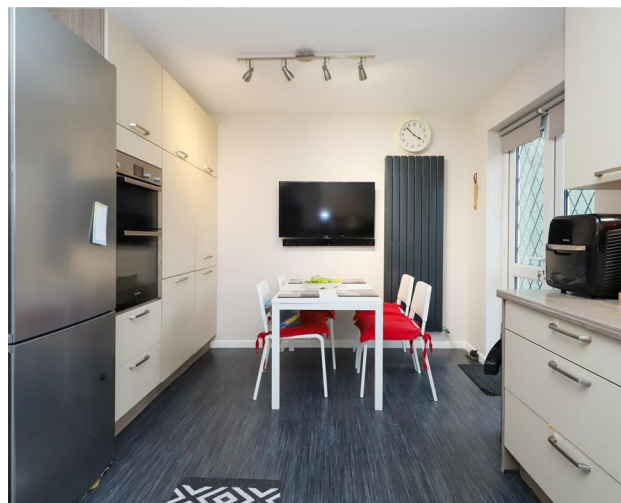
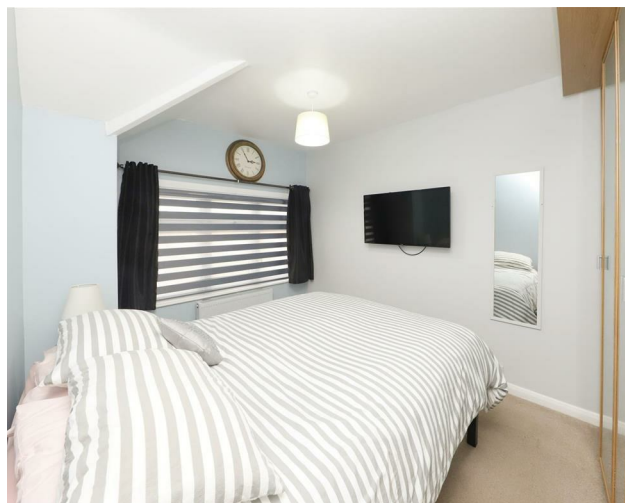
Great transport links

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 three bedroom semi detached house that is in good condition throughout and offers potential to extend subject to usual planning consents. The ground floor of the property comprises an entrance hall, 12ft living room, 15ft kitchen diner and a 15ft garage. To the first floor there is a 12ft main bedroom, 10ft second bedroom, 6ft third bedroom and family bathroom.

### Location

Brampton Road is a popular residential road situated just off Long Lane on the highly regarded Oak Farm development. The property offers easy access to a number of sought after schools including Oak Farm, Ryefield, Bishopshalt and Swakeleys, local shops, 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 been paved creating off street parking. The to the rear of the property is a west facing garden that is mainly laid to lawn with a patio across the rear of the house. The garden is bordered by a variety of trees and plants for a sense of seclusion.



### Schools:

Hillingdon Primary School 0.2 miles  
St Bernadette Catholic Primary School 0.4 miles  
Bishopshalt Senior School 1.1 miles



### Train:

Hillingdon station 1.4 miles  
Uxbridge station 1.5 miles  
West Drayton station 1.9 miles



### Car:

M4, A40, M25, M40



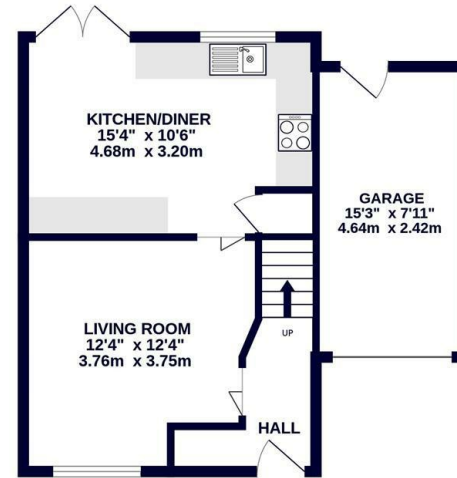
### Council Tax Band:

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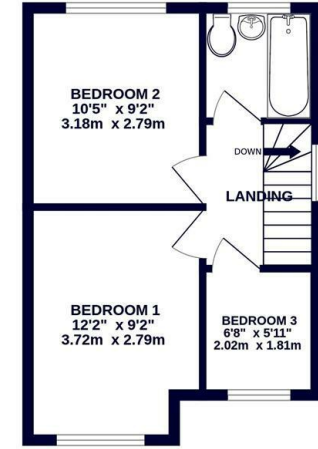
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.

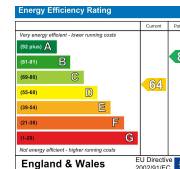


TOTAL FLOOR AREA : 795 sq.ft. (73.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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