

The Larches

Hillingdon • Middlesex • UB10 0DW

Guide Price: £539,950



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A three bedroom semi detached house that has been modernised throughout and offers spacious accommodation throughout with further potential to extend to both the rear and loft subject to the usual planning conditions. To the ground floor there is a generous hallway with doors leading to a 13ft living room and modern 18ft kitchen / diner. To the first floor there is a 13ft main bedroom, 12ft second bedroom, 10ft third bedroom and family bathroom. Outside there is off street parking and a landscaped rear garden.

Three bedroom house

Semi detached

Oak Farm

Modernised throughout

13ft living room

Modern 18ft Kitchen/diner

13ft main bedroom

10ft second bedroom

Off street parking

Landscaped 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

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Location

The Larches 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 school for girls, 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

To the front of the property there is off street parking while to the rear is a landscaped garden that is mainly laid to lawn with a patio area across the rear of the house and a further seating area at the foot of the garden.





Schools:

Hillingdon Primary School 0.3 miles
St Bernadette Catholic Primary School 0.3 miles
Bishopshalt senior school 0.5 miles



Train:

Hillingdon station 1.3 miles
Uxbridge station 1.4 miles
Ickenham station 1.8 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

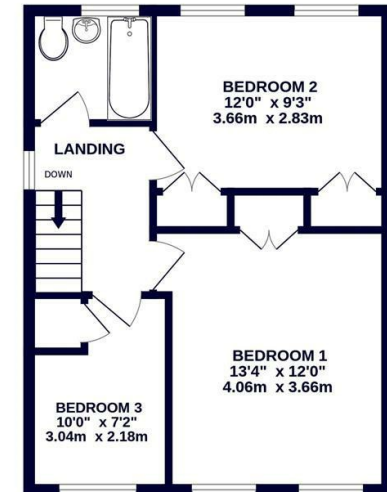
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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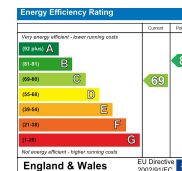


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