

Midhurst Gardens

Hillingdon • Middlesex • UB10 9DW

Offers In Excess Of: £475,000



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A three bedroom end terraced house that is situated on a sought after residential road on the Oak farm that offers the potential to both modernise and extend. The property comprises a hallway, 11ft living room, 11ft dining room, 7ft kitchen, first floor landing, 12ft main bedroom, 10ft second bedroom, 6ft third bedroom and family bathroom. Outside there is off street parking and a generous rear garden.

Three bedroom house

End terraced

Oak Farm

In need of modernisation

Potential to extend (S.T.P)

No onward chain

Two reception rooms

Two double bedrooms

Off street parking

Generous 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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Outside

To the front of the property there is off street parking while to the rear is a generous rear garden.

Location

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



Schools:

Ryefield Primary School 0.3 miles
Oak Farm Junior School 0.4 miles
St Helens College 0.8 miles



Train:

Hillingdon Station 0.8 miles
Ickenham Station 1.2 miles
Uxbridge Station 1.6 miles



Car:

M4, A40, M25, M40



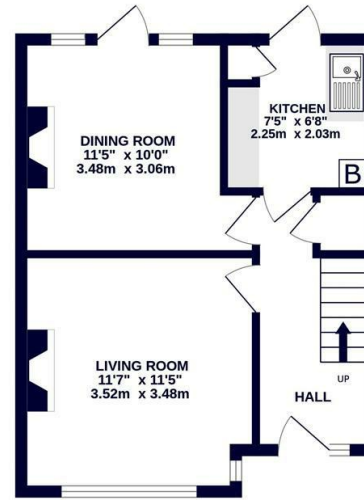
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.3 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	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Extremely energy inefficient - very high running costs	G		
Not energy efficient - higher running costs			
England & Wales		EU 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.