

Oakleigh Road

Hillingdon • Middlesex • UB10 9EL

Offers In Excess Of: £525,000



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est 1986

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An extended three bedroom house with the addition of a loft room that is situated on the ever popular Oak Farm location. Oakleigh Road is a popular residential road situated in Hillingdon that is popular with families due to it's easy access to the highly regarded schools, easy access to transport links and local amenities. The ground floor benefits from an entrance hall, 22ft living/dining room, 14ft kitchen/breakfast room and downstairs shower room / utility room. To the first floor there is a 12ft first bedroom, 11ft second bedroom and 6ft third bedroom, To the second floor there is a 15ft loft room. The front of the property has a paved driveway creating off street parking whilst the private garden has a paved patio across the rear but mainly laid to lawn with a garage accessed via a service road.

Three bedroom mid terraced house

Loft room

Extended

Oak Farm location

22ft living/dining room

14ft kitchen

Downstairs shower room / utility room

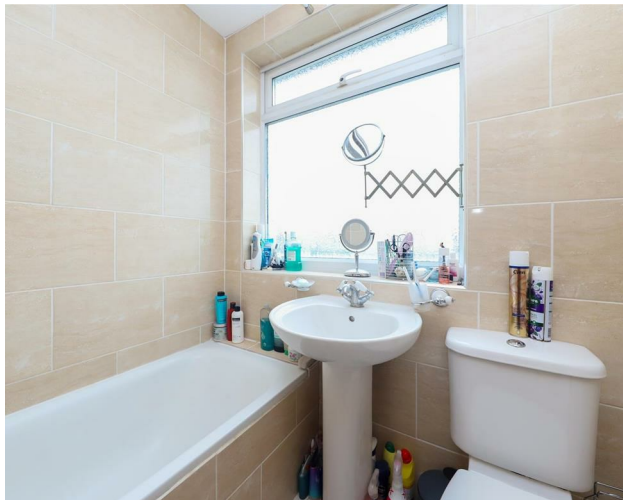
12ft main bedroom

Private rear garden

Off street parking and rear access to garage

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

An extended three bedroom house with a loft room that is situated on Oakleigh road within the ever popular Oak Farm location. The ground floor benefits from an entrance hall, 22ft living/dining room, 14ft kitchen/breakfast room and downstairs shower room / utility room. To the first floor there is a 12ft first bedroom, 11ft second bedroom and 6ft third bedroom. To the second floor there is a 15ft loft room.

Outside

The front of the property has a paved driveway creating off street parking whilst the private garden has a paved patio across the rear but mainly laid to lawn. To the rear is garage that is accessed via a rear service road.

Location

Oakleigh Road is located on the ever popular Oak Farm, notorious for its popularity with local families due to it's easy access to the highly regarded St.Bernadettes and Oak Farm primary schools. The property is within easy reach of local shops, bus links, the A40 and Hillingdon Tube station, which both provide a direct route in central London. Uxbridge town centre with is wide range of shopping facilities is just a short drive away.



Schools:

Ryefield Junior School 0.3 miles
Oak Farm infants and Junior School 0.5 miles
Swakeleys School for Girls 0.7 miles



Train:

Hillingdon 0.7 miles
Ickenham 1.0 miles
Uxbridge 2.5 miles



Car:

M4, A40, M25, M40



Council Tax Band:

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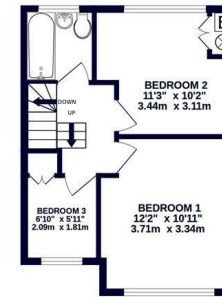
(Distances are straight line measurements from centre of postcode)



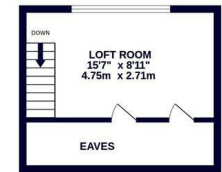
GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



2ND FLOOR
199 sq.ft. (18.5 sq.m.) approx.



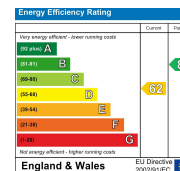
TOTAL FLOOR AREA: 1059 sq.ft. (98.4 sq.m.) approx.

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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