

Petworth Gardens

Hillingdon • Middlesex • UB10 9HQ

Guide Price: £350,000



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A two bedroom first floor maisonette situated on Petworth Gardens, a sought after residential road within the ever popular Oak Farm which offers easy access to highly regarded primary schools along with local shops, bus links, the A40 and Hillingdon Tube station. The property comprises an entrance hall leading to first floor, 16ft living room, 12ft kitchen/diner, 12ft main bedroom, 13ft second bedroom and family bathroom. Outside there is a large private rear garden and outbuilding.

Two bedroom maisonette

First floor

Oak Farm

Great transport links

Immaculately kept

16ft living/dining room

12ft kitchen/diner

12ft main bedroom

13ft second bedroom

Private 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

A well presented and spacious two bedroom first floor maisonette situated within the popular Oak Farm. The property comprises an entrance hall leading to the first floor, a 16ft living room, a 12ft kitchen/diner, a 12ft main bedroom, a 13ft second bedroom, and a family bathroom.

Outside

The property boasts a larger than usual rear garden, mainly laid to lawn, with a decked seating area at the rear that leads to the outbuilding.

Location

The property is situated on a desirable residential road within the ever popular Oak Farm. It offers convenient access to well-regarded primary schools such as St. Bernadette's, Oak Farm, and Ryefield. Additionally, there are local shops, bus links, and the A40 nearby. Hillingdon Tube station, providing a direct route into central London, is easily accessible. Uxbridge town centre, with its wide array of shopping facilities, is just a short drive away.





Schools:

Ryefield Primary School 0.2 miles away
Oak Farm Infant School 0.3 miles away
Swakeleys Senior School 1.1 miles away



Train:

Hillingdon Station 0.9 miles away
Ickenham Station 1.3 miles away
Uxbridge Station 1.6 miles away



Car:

M4, A40, M25, M40



Council Tax Band:

C

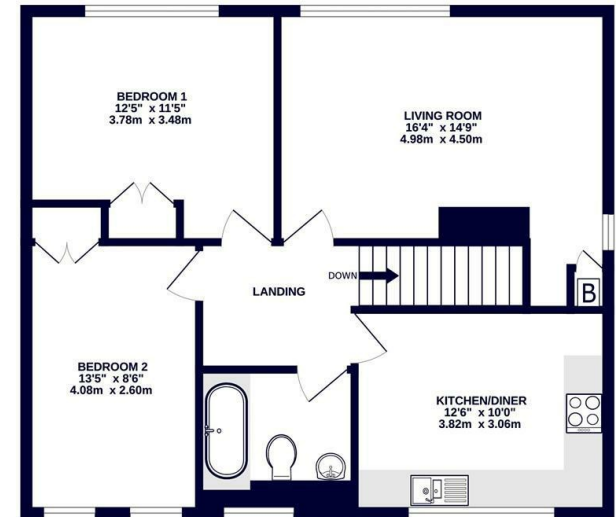
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
53 sq.ft. (5.0 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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 - lower running costs	B		
Decent energy efficiency - lower running costs	C	76	78
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		

England & Wales
EPC 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.