

# Oakdene Road

Hillingdon • Middlesex • UB10 0SF

Guide Price: £585,000



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# Oakdene Road

Hillingdon • Middlesex • UB10 0SF

A three bedroom end terrace house situated on Oakdene Road, on the ever popular Oak Farm offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded schools. The ground floor of the property comprises porch and hallway with doors leading to the 10ft playroom / office, 12ft living room, 18ft kitchen/diner and utility room with W/C. To the first floor is the 15ft main bedroom, 16ft second bedroom, 9ft third bedroom and family bathroom. Outside there is off street parking and private rear garden.

Three bedroom house

End terrace

Extended

Oak Farm location

12ft living room

18ft kitchen/diner

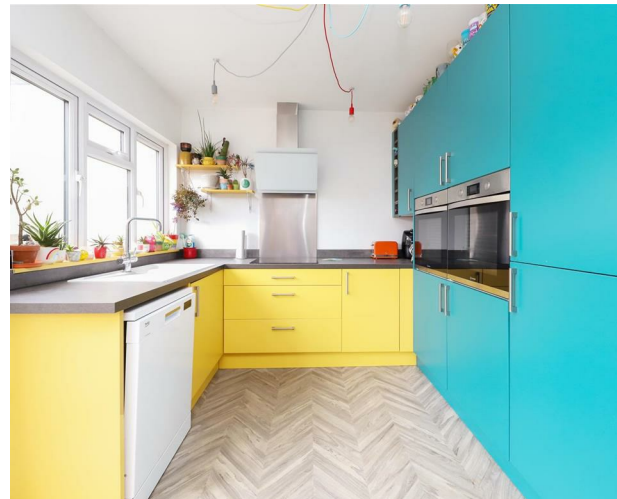
Utility room with W/C

15ft main bedroom

Private rear garden

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 end terrace house that has been extended and updated by the current owners. The ground floor of the property comprises porch and hallway with doors leading to the 10ft play room / office, 12ft living room, 18ft kitchen/diner and utility room with W/C. To the first floor is the 15ft main bedroom, 16ft second bedroom, 9ft third bedroom and family bathroom.

### Outside

The front of the property has off street parking whilst the private rear garden is mainly laid to lawn with a patio area across the rear of the house.

### Location

Oakdene Road is located on the ever popular Oak Farm offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded schools including St Bernadettes, Oak Farm, Swakeleys school for girls and Bishopshalt senior school. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge town centre with its array of shops and restaurants.





### Schools:

St Bernadette Catholic Primary School 0.1 miles  
Swakeleys School for Girls 0.2 miles  
Oak Farm Infant School 0.3 miles



### Train:

Hillingdon Station 0.9 miles  
Uxbridge Station 1.4 miles  
Ickenham Station 1.5 miles



### Car:

M4, A40, M25, M40



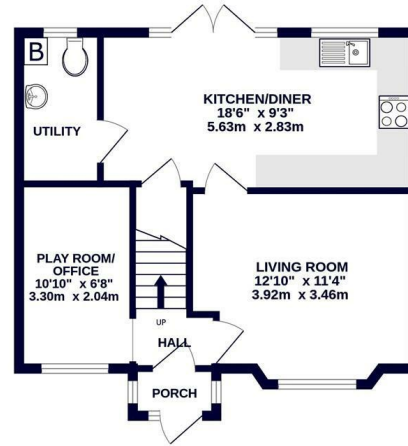
### Council Tax Band:

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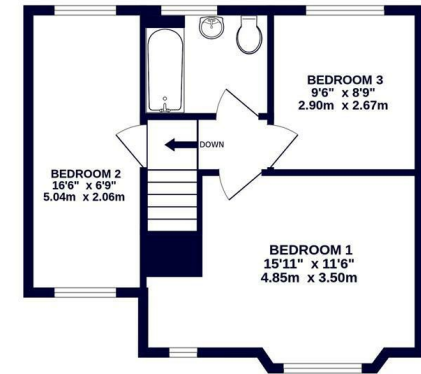
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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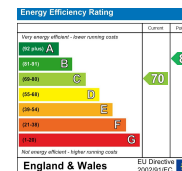


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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.

