

Clifton Gardens

Hillingdon • Middlesex • UB10 0EY

Guide Price: £439,950



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A three bedroom semi detached house that requires modernisation throughout with the potential to extend subject to the usual planning consents whilst also being offered onto the market with no onward chain. Clifton Gardens is located on the ever popular Oak Farm offering access to a number of local amenities including local shops, school;s and transport links, The ground floor comprises an 12ft living room, 9ft dining room and 9ft kitchen. To the first floor there is a 12ft main bedroom, 11ft second bedroom, 6ft third bedroom and family bathroom. The front of the property has a paved driveway creating off street parking whilst the private rear garden is mainly laid to lawn.

Three bedroom house

Semi detached

Oak Farm

12ft living room

9ft dining room

9ft kitchen

12ft bedroom

11ft second 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

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Location

Clifton Gardens 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.

Outside

The front of the property has a paved driveway creating off street parking whilst the private rear garden is mainly laid to lawn.



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



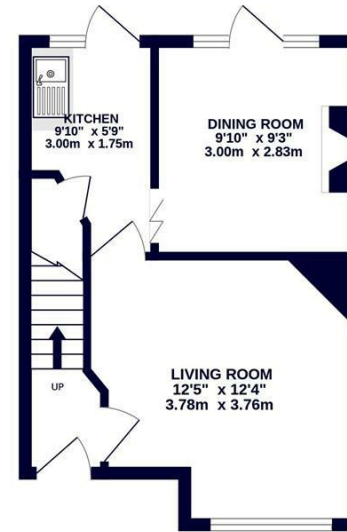
Council Tax Band:

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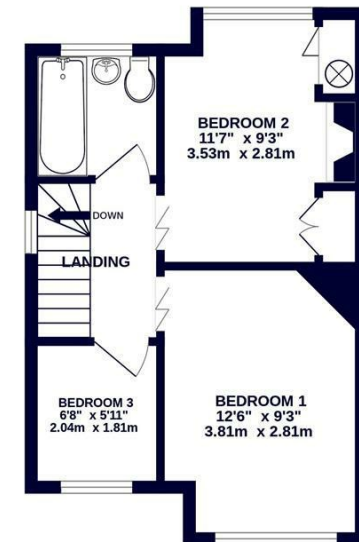
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
 327 sq.ft. (30.3 sq.m.) approx.



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TOTAL FLOOR AREA : 638 sq.ft. (59.2 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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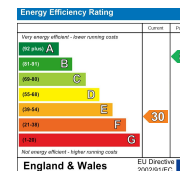
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