

# Floriston Avenue

Hillingdon • Middlesex • UB10 9EA  
Guide Price: £500,000



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This extended three-bedroom terraced house offers spacious rooms throughout and is located in the highly sought-after Oak Farm area on Floriston Avenue. Its prime location provides convenient access to excellent schools, shops, and transport links. The ground floor features a porch, entrance hall, a 22ft through lounge and a 16ft kitchen/breakfast room. Upstairs is a 12ft bedroom, an 11ft second bedroom with fitted wardrobes, a 6ft bedroom, and a family bathroom. The front of the property boasts a paved driveway for off-street parking, while the private rear garden is mainly lawned.

Three bedroom house

Extended

Oak Farm location

22ft through lounge

Potential to extend further (S.T.P)

16ft kitchen/dining area

No chain

15ft garage

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

This three-bedroom terraced house offers generously proportioned rooms throughout. The ground floor features an entrance hall, a spacious 22ft through lounge and a 16ft kitchen/breakfast room. On the first floor, you'll find a 12ft main bedroom, an 11ft second bedroom with fitted wardrobes, a 6ft third bedroom, and a family bathroom.

## Location

Situated on the highly sought after Oak Farm, Floriston Avenue draws in many prospective buyers as it offers easy access to Oak Farm, Ryefield, St Helens and St.Bernadette's primary schools and also Swakeley Girls School. For the commuter, the U2 bus stop is just a minutes walk away, while Hillingdon Tube station is under a mile away with its Metropolitan and Piccadilly lines providing a direct route into central London along with the A40/M40 with its links to London and The Home Counties. Uxbridge town centre with its wide range of shopping facilities, restaurants and bars is just a five minutes drive away.

## Outside

The front of the property features a paved driveway, providing convenient off-street parking. The private rear garden, primarily laid to lawn, offers a spacious outdoor area, complete with a shed and a garage located at the end of the garden. Additionally, the property benefits from gated rear access for added convenience.



#### Schools:

Ryefield Primary School 0.2 miles  
 Oak Farm Infant School 0.4 miles  
 Swakeleys School for Girls 0.7 miles



#### Train:

Hillingdon Station 0.7 miles  
 Ickenham Station 1.1 miles  
 Uxbridge Station 2.0 miles



#### Car:

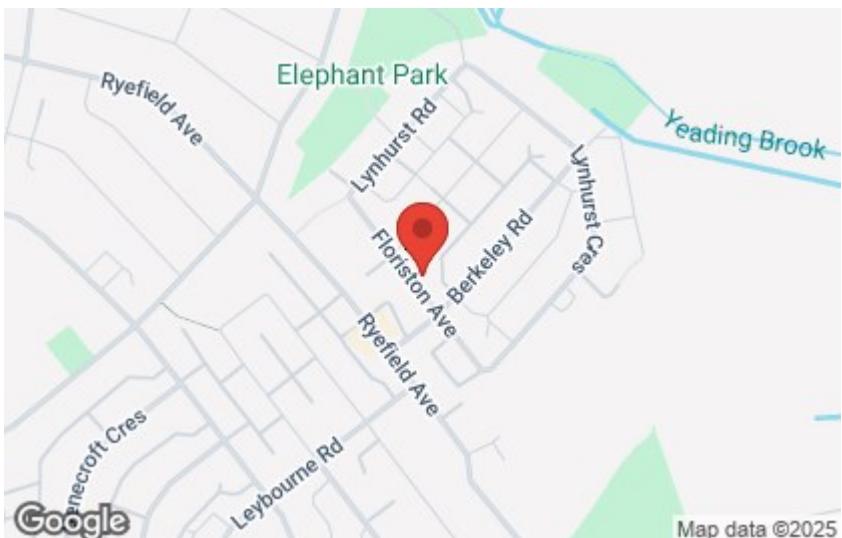
M4, A40, M25, M40



#### Council Tax Band:

D

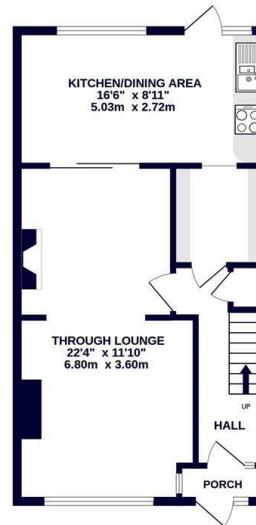
(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
134 sq.ft. (12.5 sq.m.) approx.

GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



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TOTAL FLOOR AREA: 995 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained, 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 is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
20141 A			
20141 B			
20141 C			
20141 D			
20141 E			
20141 F			
20141 G			
All energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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.