

# Merton Way

Hillingdon • Middlesex • UB10 9BW

Guide Price: £760,000



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est 1986



# Merton Way

Hillingdon • Middlesex • UB10 9BW

A well presented five bedroom semi detached house set on a sought after residential road in Hillingdon offering generously proportioned rooms throughout situated on the Oak Farm offering easy access to a number of highly regarded local schools, shops and transport links. The ground floor comprises an entrance, a 14ft family room, 11ft kitchen/breakfast room, 29ft living/dining room, utility room, downstairs WC and garage. To the first floor there is a 13ft main bedroom with ensuite, 14ft second bedroom, 11ft third bedroom, 12ft fourth bedroom, 7ft fifth bedroom and family bathroom. There is also planning permission for a loft conversion and 3m rear extension. The front of the property benefits from a driveway creating off street parking whilst the private rear garden is mainly laid to lawn with surrounding plants and shrubs.

Five bedroom house

Semi detached

Oak Farm location

29ft living/dining room

11ft kitchen

Downstairs WC

• Planning permission for loft conversion and 3m rear extension

Private rear garden

Off street parking

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

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### Location

Merton Way is a sought after residential road on the Oak Farm offering easy access to a number of highly regarded local schools including Oak Farm, Ryefield, St Bernadettes and Vyners Secondary School. There are numerous local shops including Marks & Spencer along with Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. Uxbridge Town Centre with its vast array of shops, restaurants and bars is approximately just over a mile away.

### Outside

The front of the property benefits from a driveway creating off street parking whilst the private rear garden is mainly laid to lawn with surrounding plants and shrubs.





### Schools:

Oak Farm Infant School 0.3 miles  
Ryefield Primary School 0.3 miles  
Swakeleys School 1.2 miles



### Train:

Hillingdon Station 0.3 miles  
Ickenham Station 0.9 miles  
Uxbridge Station 1.1 miles



### Car:

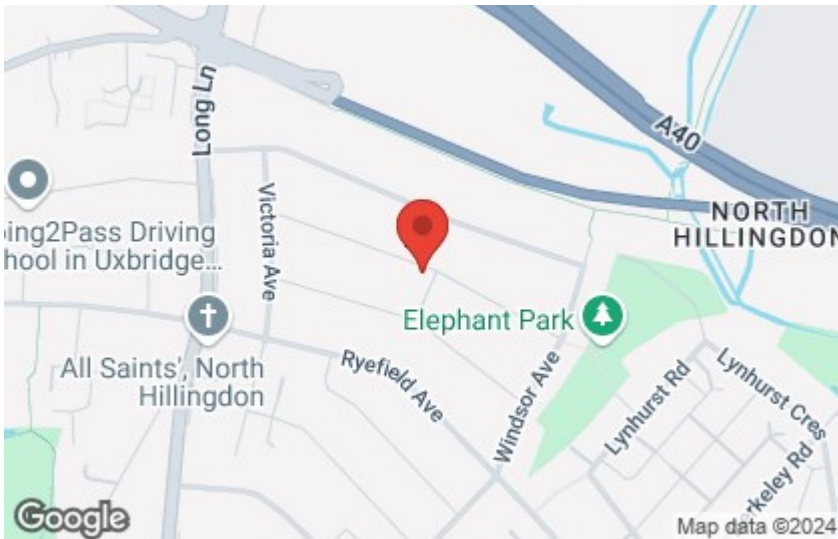
M4, A40, M25, M40



### Council Tax Band:

F

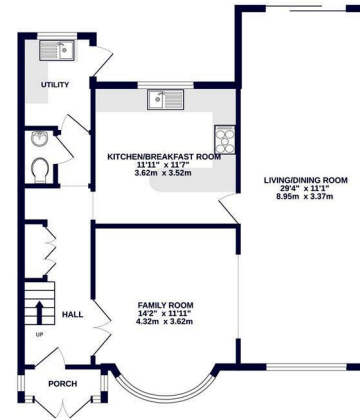
(Distances are straight line measurements from centre of postcode)



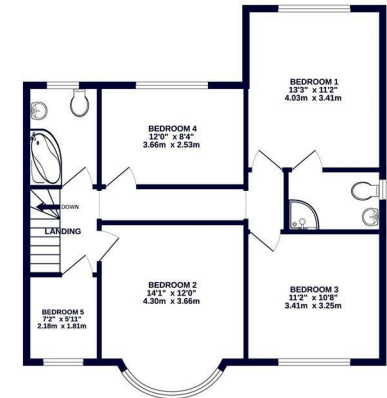
OUTBUILDING  
101 sq.ft. (9.3 sq.m.) approx.



GROUND FLOOR  
793 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.

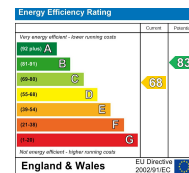


TOTAL FLOOR AREA : 1650 sq.ft. (153.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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