# Merton Way

Hillingdon • Middlesex • UB10 9BW Guide Price: £760,000



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## 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**

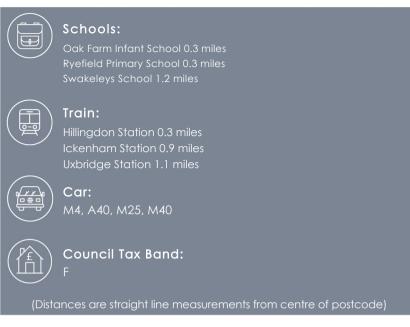
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#### Location

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.







GROUND FLOOR 793 sq.ft. (73.7 sq.m.) approx



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



OUTBUILDING 110 sq ft. (10.3 sq m.) approx.

TOTAL FLOOR AREA: 1,650 sq. ft, (15.3.3 sq.m.) approx. Whist every storing has been made to ensure the sccarcy of the floorpian contained here, measurements of adors, windows, comes and any other titems are approximate and no responsibility is taken for any error, omission or misstatement. This plant is for illustrative purposes only and should be used as such by any prospective purchase. The errorce, systems and appliances shown have not been tested and no guarantee as to the floor. Added the surface of 2002 46 given.



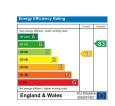


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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation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