

Victoria Avenue

Hillingdon • Middlesex • UB10 9AH

Guide Price: £625,000



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A three bedroom semi detached house situated on a sought after road on the Oak Farm that benefits from having a generous side plot and rear garden creating the potential to extend to both the rear and side (s.t.p). The property has been modernised through and comprises of a hallway, 13ft living room, modern 19ft kitchen/diner, first floor landing, 13ft main bedroom, 12ft second bedroom, 8ft third bedroom and family bathroom. Outside there is off street parking, 16ft garage and large rear garden.

Three bedroom house

Semi detached

Oak Farm

Modernised throughout

Potential to extend (s.t.p)

13ft Living room

19ft Modern kitchen / diner

Own driveway to 16ft garage

Off street parking

Generous rear garden

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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Outside

The front of the property benefits from having its own driveway that leads onto the garage while to the rear is a generous garden that is mainly laid to lawn.

Location

Victoria Avenue is a sought after residential road within the Oak Farm development just off Long Lane, offering easy access to a number of highly regarded local schools including Oak Farm, Ryefield and St Bernadettes, numerous local shops including Marks & Spencer, 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.





Schools:

Oak Farm Infant and Junior School 0.3 miles
St Bernadette Catholic Primary School 0.6 miles
Vyners School 1.0 miles



Train:

Hillingdon Station 0.4 miles
Ickenham Station 1.0 miles
Uxbridge Station 1.4 miles



Car:

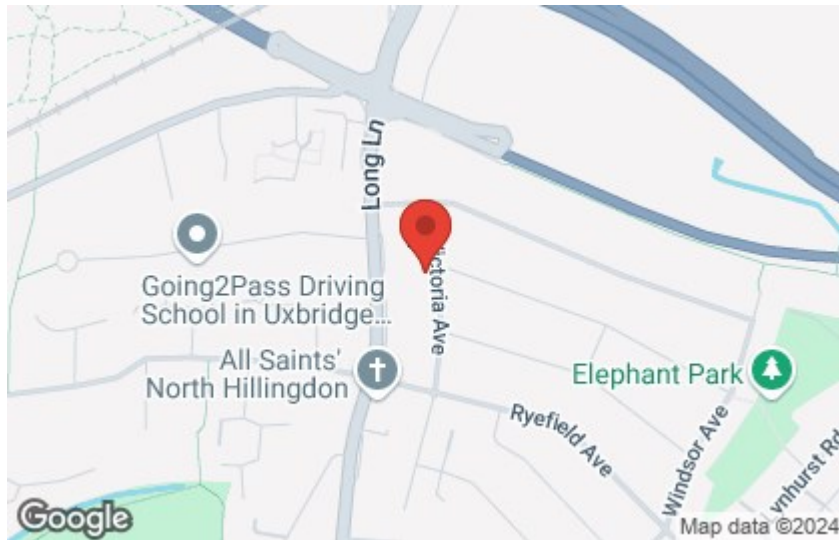
M4, A40, M25, M40



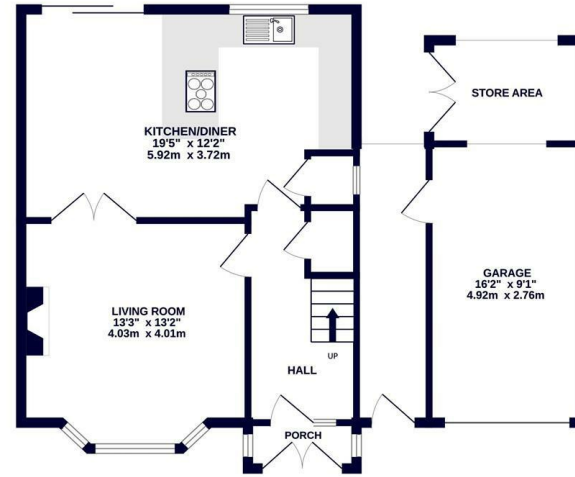
Council Tax Band:

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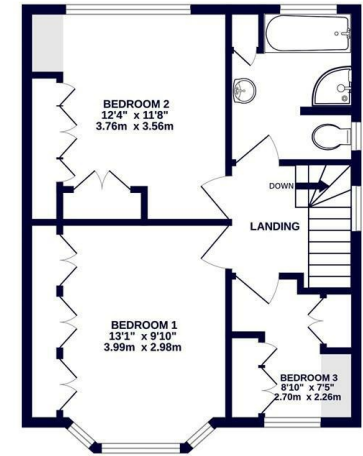
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
755 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1221 sq.ft. (113.5 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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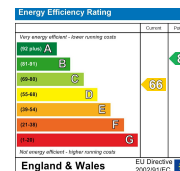
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