

# The Dingle

Hillingdon • Middlesex • UB10 0DQ

Guide Price: £585,000



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est 1986

# The Dingle

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A four bedroom semi detached house situated on The Dingle, a quiet residential road situated just off Long Lane on the highly regarded Oak Farm that offers easy access to a number of popular schools, a variety of shops, Hillingdon Metropolitan/Piccadilly line train station and the A40. The ground floor comprises an entrance hall, 16ft living room, 12ft dining room, 11ft kitchen and 11ft bedroom. To the first floor there is a 10ft bedroom, 10ft bedroom, family bathroom and separate WC. To the second floor there is a 13ft bedroom and family bathroom. Outside there is off street parking and private rear garden.

Four bedroom house

Semi detached

Oak Farm location

16ft living room

11ft kitchen

12ft dining room

13ft bedroom with en suite

22ft summer house

Off street parking

Private 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**

A well presented four bedroom house situated on the ever popular Oak farm offering generously proportioned rooms throughout. The ground floor comprises an entrance hall, 16ft living room, 12ft dining room, 11ft kitchen and 11ft bedroom. To the first floor there is a 10ft bedroom, 10ft bedroom, family bathroom and separate WC. To the second floor there is a 13ft bedroom and family bathroom.

### **Location**

The Dingle is a quiet residential road situated just off Long Lane on the highly regarded Oak Farm that offers easy access to a number of popular schools including Bishopshalt, Swakeleys school for girls, Ryefield and St Bernadettes, a variety of shops, 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 has a paved driveway creating off street parking whilst the private rear garden is mainly laid to lawn with a 22ft summer house.



### Schools:

Hillingdon Primary School 0.2 miles  
St Bernadette Catholic Primary School 0.5 miles  
Bishopshalt Senior School 1.1 miles



### Train:

Hillingdon Station 1.4 miles  
Uxbridge Station 1.6 miles  
West Drayton Station 2.0 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



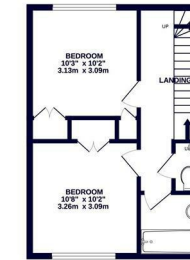
OUTBUILDING  
239 sq.ft. (22.1 sq.m.) approx.



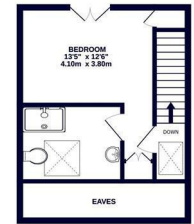
GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 1517 sq.ft. (141.0 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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Energy Efficiency Rating	
Current	Target
Very energy efficient - lower running costs A	83
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs G	69

England & Wales  
EPC Directive  
2002/91/EC

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.