

# Petworth Gardens

Hillingdon • Middlesex • UB10 9HQ

Guide Price: £350,000



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est 1986

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A two bedroom first floor maisonette that has been recently refurbished set on a sought after residential road within the ever popular Oak Farm which offers easy access to highly regarded primary schools including St.Bernadettes, Oak Farm and Ryefield. The property benefits from a private front door that leads into a hallway with stairs to the first floor landing, 16ft lounge, 12ft kitchen, 12ft master bedroom, 13ft second bedroom and family bathroom. There is side access to a large south facing rear garden that is laid to lawn. 173 years lease.

Two bedroom first floor maisonette

Recently refurbished

Oak Farm location

16ft lounge

12ft kitchen

12ft master bedroom

13ft second bedroom

Modern bathroom

Private south facing garden

Convenient transport links.

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.





### Directions

From leaving our office on Hillingdon Hill proceed left to the second set of traffic lights. Turn left onto Long Lane and at the first set of traffic lights turn right onto Ryefield Avenue. Continue over the mini roundabout and take your next right into Leybourne Road. Petworth Gardens is the first turning on your left.

### Situation

A two bedroom first floor maisonette on a sought after residential road within the ever popular Oak Farm which offers easy access to highly regarded primary schools including St.Bernadettes, Oak Farm and Ryefield along with shops, bus links, the A40 and Hillingdon Tube station which provides a direct route in central London. Uxbridge town centre with its wide range of shopping facilities is just a short drive away.

### Description

A generously proportioned two double bedroom first floor maisonette that has been recently refurbished. The property benefits from a private front door that leads into a hallway with stairs to the first floor landing, 16ft lounge, 12ft kitchen, 12ft master bedroom, 13ft second bedroom and family bathroom.

### Outside

There is side access to a large south facing rear garden that is laid to lawn.



### Schools:

Ryefield Primary School 0.2 miles  
Oak Farm Infant School 0.3 miles  
Swakeleys Senior School 1.1 miles



### Train:

Hillingdon Station 0.9 miles  
Ickenham Station 1.3 miles  
Uxbridge Station 1.6 miles



### Car:

M4, A40, M25, M40



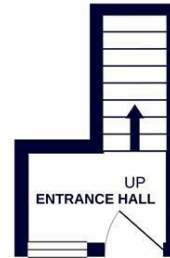
### Council Tax Band:

C

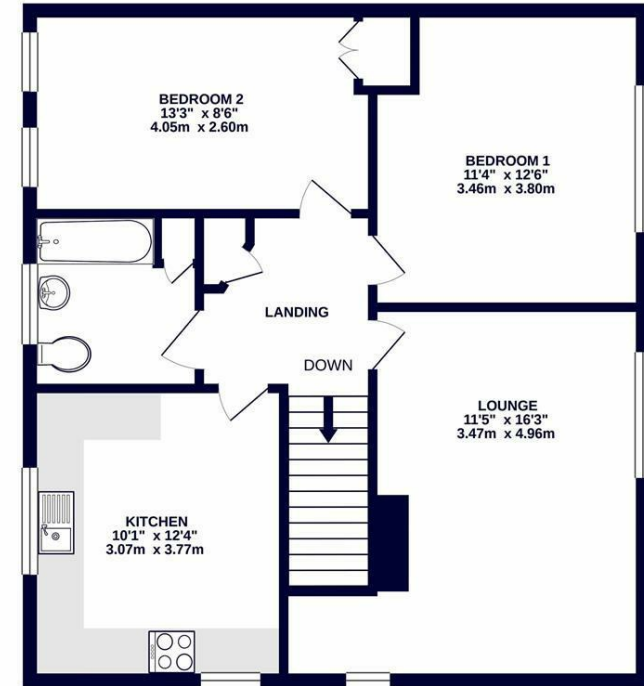
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
46 sq.ft. (4.3 sq.m.) approx.



1ST FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	75
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs G	64

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.