

The Larches

Hillingdon • Middlesex • UB10 0DN

Offers In Excess Of: £750,000



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A four bedroom end terraced house situated on The Larches, a popular residential road on the sought after Oak Farm development. The property offers easy access to a number of highly regarded schools, local shops, Hillingdon train station and the A40 with its links to London and the Home Counties. The ground floor of the property comprises porch, leading to the 18ft living room, 18ft kitchen/breakfast room, 21ft family/dining room, 13ft fourth bedroom, shower room and utility area. To the first floor is the 15ft main bedroom with fitted wardrobes, 12ft second bedroom, 9ft third bedroom and a family shower room. Outside there is off street parking and private rear garden.

Four bedroom house

End terrace

Oak Farm

Modernised throughout

18ft living room

18ft kitchen

21ft dining room

15ft main bedroom with fitted wardrobes

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 four bedroom end terraced house that has been extended and modernised by the current owners creating a spacious family home. The ground floor of the property comprises porch, leading to the 18ft living room, 18ft kitchen/breakfast room, 21ft family/dining room, 13ft fourth bedroom, shower room and utility area. To the first floor is the 15ft main bedroom with fitted wardrobes, 12ft second bedroom, 9ft third bedroom and a family shower room.

Location

The Larches is a popular residential road situated just off Long Lane on the highly regarded Oak Farm development. The property offers easy access to a number of sought after schools including Oak Farm, Ryefield, Bishopshalt and Swakeleys school for girls, local 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 been paved through creating off street parking, whilst the private rear garden is mainly laid to artificial lawn, with a patio area across the rear of the home.





Schools:

Hillingdon Primary School 0.3 miles
 St Bernadette Catholic Primary School 0.3 miles
 Bishopshalt senior school 0.5 miles



Train:

Hillingdon station 1.3 miles
 Uxbridge station 1.4 miles
 Ickenham station 1.8 miles



Car:

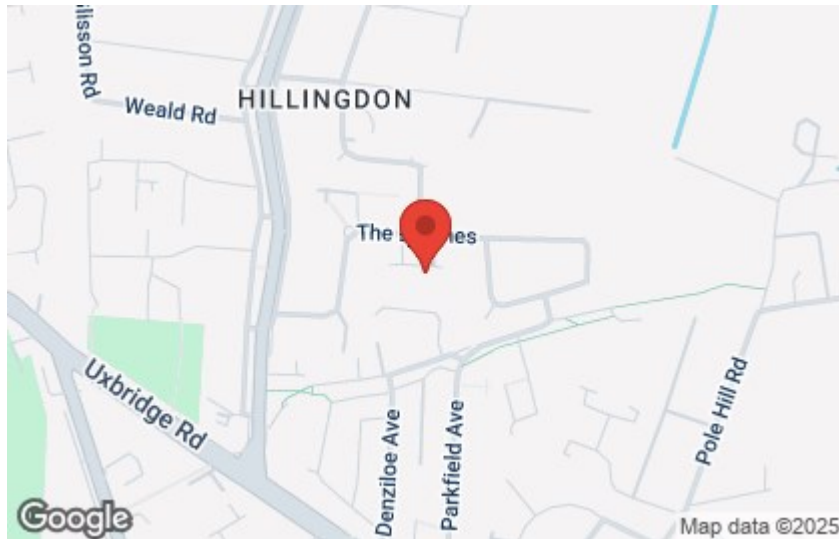
M4, A40, M25, M40



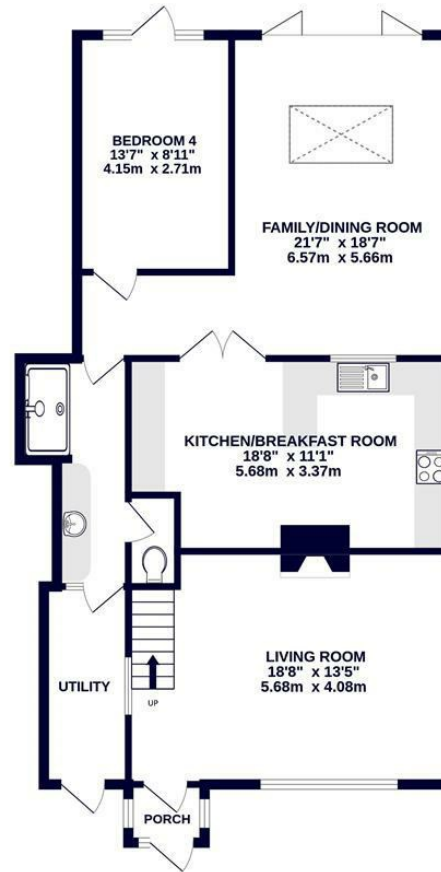
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
 451 sq.ft. (41.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1432 sq.ft. (133.0 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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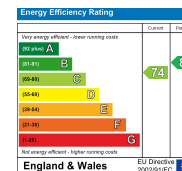
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