

Snowden Avenue

Hillingdon • Middlesex • UB10 0SD

Guide Price: £675,000



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A five/six bedroom house situated on Snowden Avenue, located on the ever popular Oak Farm offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded schools. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge town centre with its array of shops and restaurants. The ground floor comprises 15ft living room, 11ft dining room/sixth bedroom with ensuite shower room and 15ft kitchen. To the first floor, is the 12ft main bedroom, 10ft second bedroom, 9ft third bedroom, 9ft fourth bedroom, 6th foot fifth bedroom and family bathroom. Outside there is off street parking and private rear garden.

Five/six bedroom house

Semi-detached

Extended

Oak Farm location

15ft living room

15ft kitchen

12ft main bedroom

10ft second bedroom

Private rear garden

Off street parking

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 five/six bedroom semi-detached house that has been extended by the current owners creating a spacious and flexible family home. The ground floor comprises 15ft living room, 11ft dining room/sixth bedroom with ensuite shower room and 15ft kitchen. To the first floor, is the 12ft main bedroom, 10ft second bedroom, 9ft third bedroom, 9ft fourth bedroom, 6th foot fifth bedroom and family bathroom.

Outside

The front of the property benefits from off street parking with access to the garden whilst the private rear garden is paved throughout making it low maintenance.

Location

Snowden Avenue is located on the ever popular Oak Farm offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded schools including St Bernadettes, Oak Farm, Swakeleys school for girls and Bishopshalt senior school. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge town centre with its array of shops and restaurants.



Schools:

St Bernadette Catholic Primary School 0.1 miles
 Swakeleys School for Girls 0.2 miles
 Oak Farm Infant School 0.3 miles



Train:

Hillingdon Station 0.9 miles
 Uxbridge Station 1.4 miles
 Ickenham Station 1.5 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

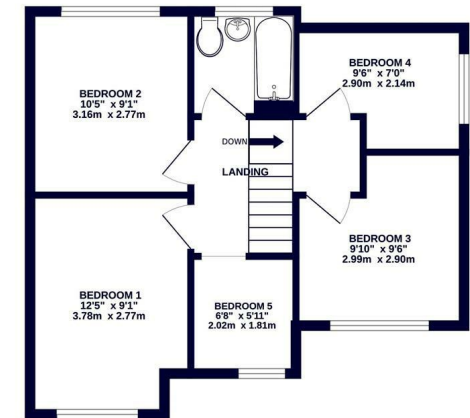
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
 484 sq.ft. (45.0 sq.m.) approx.



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TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EPC Guidance 2020/01/18		

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.