

# Victoria Avenue

Hillingdon • Middlesex • UB10 9AJ

Offers In Excess Of: £800,000



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est 1986



# Victoria Avenue

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\*Planning permission approved to convert into two separate dwellings\* A five bedroom semi detached house situated on Victoria Avenue, a sought after residential road within the Oak Farm development just off Long Lane. The ground floor of the property comprises 21ft living room, 15ft dining room, 13ft kitchen and shower room. To the first floor there is a 12ft main bedroom with built in wardrobes, 12ft second bedroom with built in wardrobes, 12ft third bedroom with built in wardrobes, 12ft fourth bedroom, 9ft fifth bedroom with a family bathroom. Outside there is off street parking and a generous rear garden.

Five bedroom house

Semi-detached

Oak Farm

Potential to extend further (S.T.P)

21 ft living room

15ft dining room

12ft main bedroom with fitted wardrobes

12ft second 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 five bedroom semi detached house situated on a sought after road on the Oak Farm that benefits from having the potential to extend at the rear (S.T.P). The ground floor of the property comprises 21ft living room, 15ft dining room, 13ft kitchen and shower room. To the first floor there is a 12ft main bedroom with built in wardrobes, 12ft second bedroom with built in wardrobes, 12ft third bedroom with built in wardrobes, 12ft fourth bedroom, 9ft fifth bedroom with a family bathroom.

### 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.

### Outside

The front of the property has been block paved creating off street parking for multiple vehicles, whilst the private rear garden is mainly laid to lawn.



### 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:

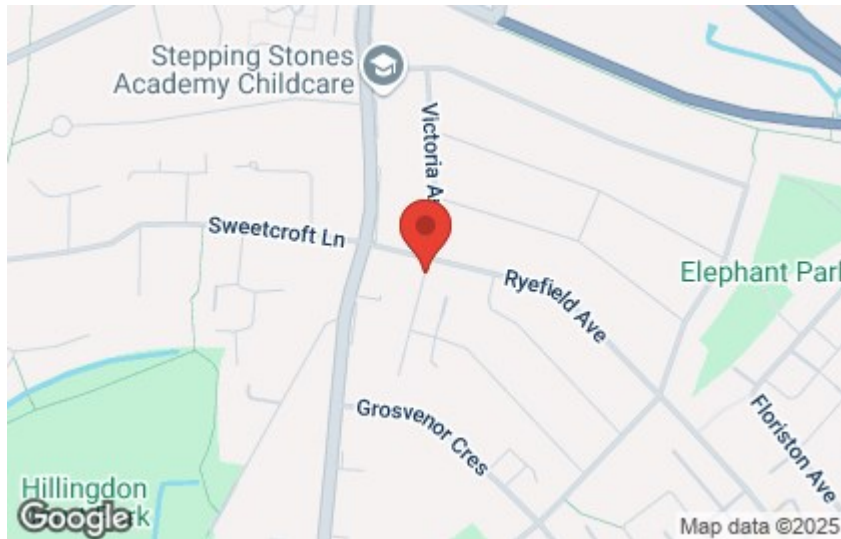
M4, A40, M25, M40



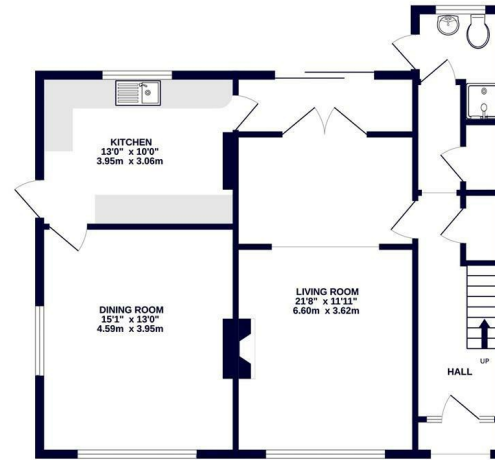
### Council Tax Band:

D

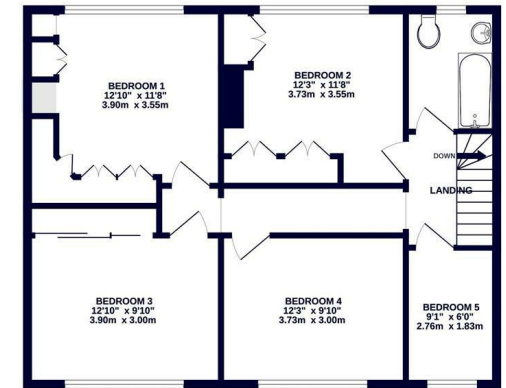
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR  
 764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 1554 sq.ft. (144.4 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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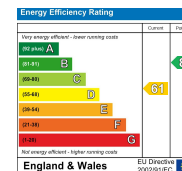
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