

Richmond Avenue

Hillingdon • Middlesex • UB10 9BJ
Guide Price: £500,000



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A three bedroom end terrace house situated on a popular residential road offering generously proportioned rooms throughout. Richmond Avenue is a sought after road on the Oak Farm offering easy access to a number of highly regarded local schools, shops and transport links. The ground floor comprises an entrance hall, 14ft living room, 11ft dining room, 12ft kitchen. To the second floor there is a 14ft main bedroom, 12ft second bedroom, 7ft third bedroom and family bathroom. The front of the property has off street parking whilst the private garden has a paved patio area across the rear but is mainly laid to lawn.

Three bedroom house

End terrace

Oak Farm

11ft dining room

14ft living room

12ft kitchen

14ft main bedroom

Great transport links

Private rear garden

Own drive creating 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 three bedroom end terrace house situated on the ever popular Oak Farm location offering generously proportioned rooms throughout. The ground floor comprises an entrance hall, 14ft living room, 11ft dining room, 12ft kitchen. To the second floor there is a 14ft main bedroom, 12ft second bedroom, 7ft third bedroom and family bathroom.

Location

Richmond Avenue is a sought after residential road 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 off street parking whilst the private garden has a paved patio area across the rear but is mainly laid to lawn.



Schools:

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



Train:

Hillingdon Station 0.2 miles
 Ickenham Station 0.8 miles
 Uxbridge Station 1.1 miles



Car:

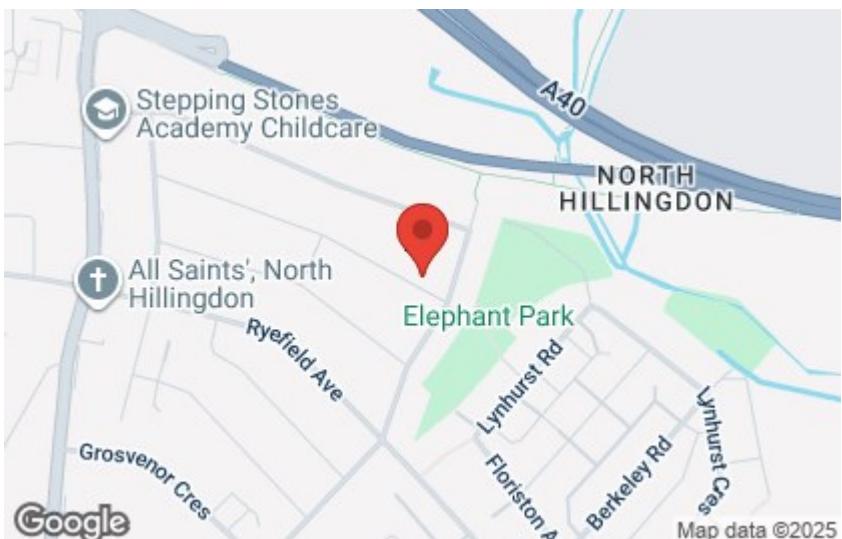
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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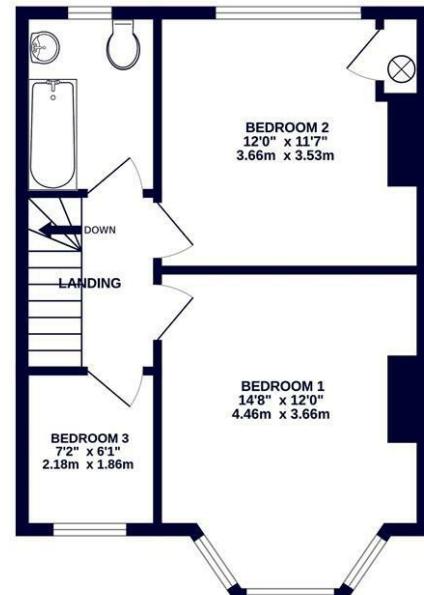
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GROUND FLOOR
 461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
 431 sq.ft. (40.1 sq.m.) approx.



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TOTAL FLOOR AREA : 892 sq.ft. (82.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the above measurements, 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 is given as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	Very energy efficient - higher running costs		
99-100 A	0-30 G	87	
98-99 B	31-40 C		
97-98 C	41-50 D		
96-97 D	51-60 E	49	
95-96 E	61-70 F		
94-95 F	71-80 G		
EU Directive 2002/91/EC			

England & Wales

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.