

# Midhurst Gardens

Hillingdon • Middlesex • UB10 9DN

Offers In Excess Of: £475,000



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est 1986

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A three bedroom, mid-terraced house situated on Midhurst Gardens, a sought after residential road within the ever popular Oak Farm which provides easy access to highly regarded primary schools, shops, bus links, the A40 and Hillingdon Tube station. Uxbridge town centre with its wide range of shopping facilities is just a short drive away. The property comprises 11ft living room, 11ft dining room and 16ft kitchen/breakfast room. The first floor features the 12ft main bedroom, 10ft second bedroom, 6ft third bedroom and main bathroom. Outside there is off street parking and private rear garden.

Three bedroom house

Mid terraced

Oak Farm

Extended

11ft living room

16ft kitchen/breakfast room

12ft main bedroom

24ft garage

Private rear garden

Great 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.





### Property

An extended, three bedroom, mid-terraced house that has been offered to the market with no onward chain and potential to extend further subject to the usual planning consents. The property comprises porch, entrance hall with doors leading to the 11ft living room, 11ft dining room and 16ft kitchen/breakfast room. To the first floor, you will find the 12ft main bedroom, 10ft second bedroom, 6ft third bedroom and main bathroom.

### Location

Midhurst Gardens is a sought after residential road within the ever popular Oak Farm which provides easy access to highly regarded primary schools including St.Bernadettes, Oak Farm and Ryefield, shops, bus links, the A40 and Hillingdon Tube station. Uxbridge town centre with its wide range of shopping facilities is just a short drive away.

### Outside

The property offers off street parking and private rear garden which is mainly laid to lawn with a patio area at the back of the house. There is the option to create a driveway by dropping the kerb in front of the property.



### Schools:

Ryefield Primary School 0.3 miles  
Oak Farm Junior School 0.4 miles  
St Helens College 0.8 miles



### Train:

Hillingdon Station 0.8 miles  
Ickenham Station 1.2 miles  
Uxbridge Station 1.6 miles



### Car:

M4, A40, M25, M40



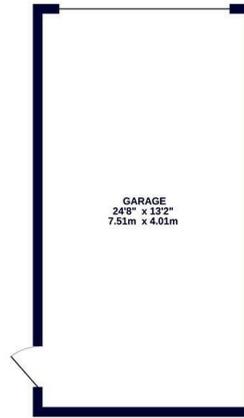
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



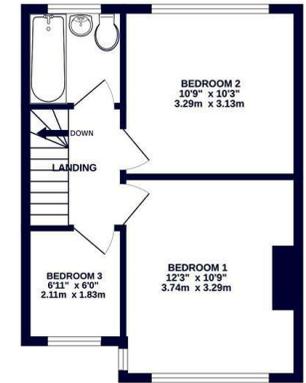
OUTBUILDING  
324 sq.ft. (30.1 sq.m.) approx.



GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



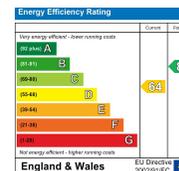
TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.

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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