

# Victoria Avenue

Hillingdon • Middlesex • UB10 9AJ

Guide Price: £550,000



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# Victoria Avenue

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A four bedroom, extended mid terraced, situated on Victoria Avenue, 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, numerous local shops, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. Uxbridge Town Centre is approximately just over a mile away. The ground floor comprises 14ft living room, 11ft dining room and 12ft kitchen. The first floor comprises 14ft second bedroom, 12ft third bedroom, 7ft fourth bedroom and family bathroom. The loft has been converted to create a 15ft fourth bedroom. Outside there is off street parking and private rear garden.

Four bedroom house

Mid terraced

Oak Farm

Extended

11ft dining room

12ft kitchen

15ft fourth bedroom

14ft main bedroom with fitted storage

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 four bedroom house situated on Victoria Avenue with the potential to further extend subject to the usual planning consents (S.T.P). The ground floor comprises entrance hall with doors leading to 14ft living room, 11ft dining room and 12ft kitchen. To the first floor, you will find the 14ft second bedroom with fitted wardrobes, 12ft third bedroom, 7ft fourth bedroom and family bathroom. The second floor has the 15ft main bedroom with eaves storage either side.

### 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 property offer off street parking, whilst the rear garden is private. The garden has patio areas both at the head and foot of the garden with the rest mainly laid to lawn, creating a low maintenance feel.



### 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:

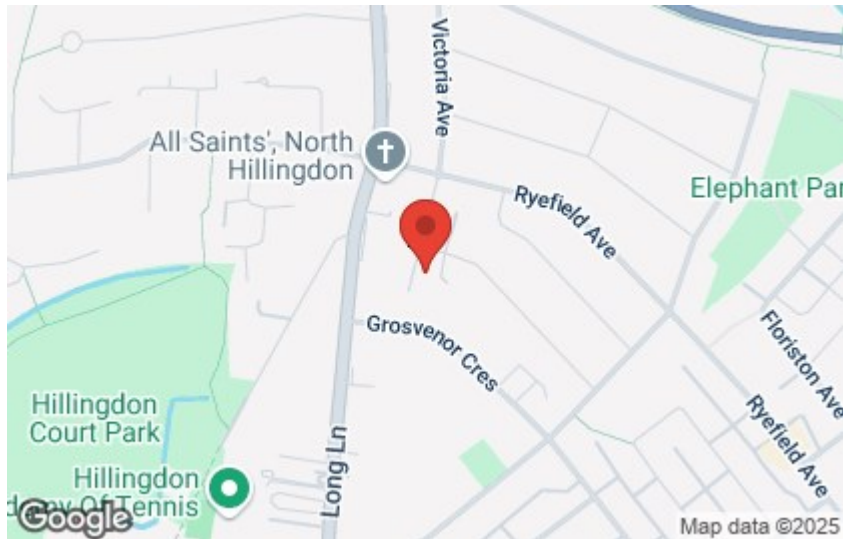
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



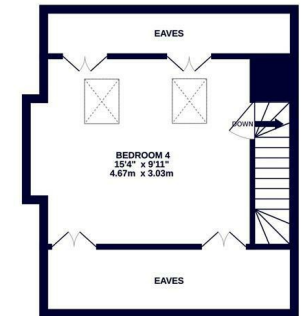
GROUND FLOOR  
 448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
 424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR  
 350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 1223 sq.ft. (113.6 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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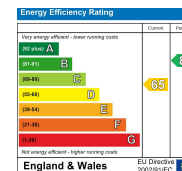
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