

# Snowden Avenue

Hillingdon • Middlesex • UB10 0SE  
Guide Price: £460,000



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# Snowden Avenue

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A three bedroom, end terraced house with no onward chain situated on the ever popular Oak Farm offering access to a number of local amenities such as 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. The property comprises 12ft living room, 10ft dining room, 10ft kitchen and main shower room. The first floor features the 15ft main bedroom, 9ft second bedroom and 7ft third bedroom. Outside there is on street parking, generous private rear garden and rear access to double garage.

Three bedroom house

End of terrace

Oak Farm

No onward chain

12ft living room

10ft kitchen

15ft main bedroom

18ft double garage

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 three bedroom, end terraced house that has been extended and is offered to the market with no onward chain. The property comprises 12ft living room, 10ft dining room, 10ft kitchen and main shower room. To the first floor, you will find the 15ft main bedroom with fitted storage, 9ft second bedroom and 7ft third bedroom.

## 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.

## Outside

The property offers on street parking with the potential to create off street parking (S.T.P), whilst the private rear garden has been mainly laid to lawn with a patio area at the back of the house creating great space for outdoor enjoyment. At the rear of the garden, there is an 18ft double garage.



### 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:

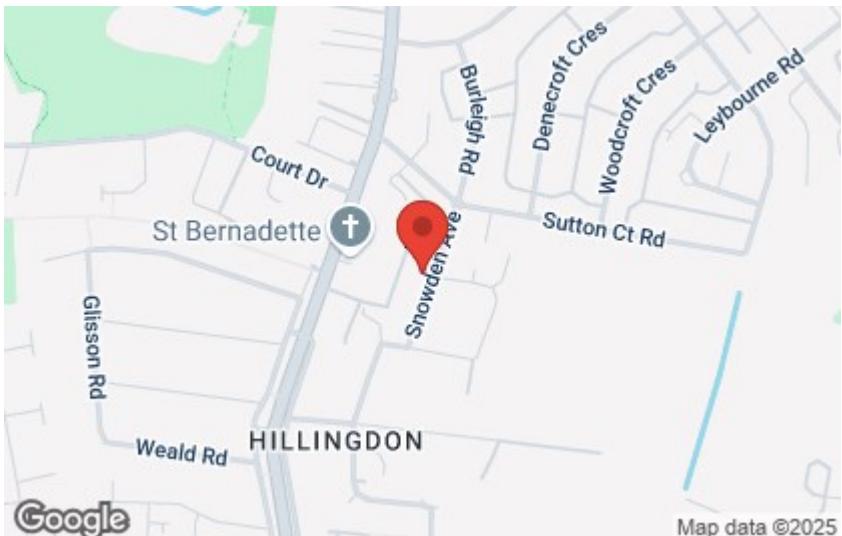
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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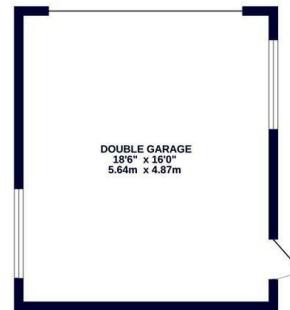
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OUTBUILDING  
296 sq.ft. (27.5 sq.m.) approx.



GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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. 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                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | Very energy efficient - higher running costs |         |           |
| A+  | A  | 84      | 61        |
| A+  | B  | 84      | 61        |
| B   | C  | 84      | 61        |
| C   | D  | 84      | 61        |
| D   | E  | 84      | 61        |
| E   | F  | 84      | 61        |
| F   | G  | 84      | 61        |

For energy efficient - lower running costs  
 For energy efficient - higher running costs  
 England & Wales  
 EU Directive 2002/91/EC

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.