

# Oakleigh Road

Hillingdon • Middlesex • UB10 9EN

Guide Price: £475,000



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An opportunity to purchase a beautifully presented and extended 2 double bedroom end terraced house located on the ever sought after Oak Farm, notorious for its popularity with local families due to it's easy access to the highly regarded St.Bernadettes, Ryefield and Oak Farm Schools. On the ground floor the property benefits from hallway, 20ft lounge and 12ft modern kitchen. To the first floor is an 11ft master bedroom, 15ft second bedroom and large family bathroom with bath and separate shower. Outside the property boasts off street parking, generous rear garden and 19ft double garage.

Two Bedroom House

End Terraced

Extended

Two double bedrooms

Extended bathroom

Modern kitchen

Off street parking

Private rear garden

Oak Farm

Double garage

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 opportunity to purchase a beautifully presented and extended two double bedroom end terraced house located on the ever sought after Oak Farm. The property comprises hallway which leads to the 20ft lounge and 12ft modern kitchen. To the first floor is an 11ft main bedroom, 15ft second bedroom and large family bathroom with bath and separate shower.

### Outside

The front of the property benefits from off street parking while the enclosed rear garden is mainly laid to lawn with a 19ft double garage to the rear of the garden accessed via a rear service road.

### Location

Oakleigh Road is located on the ever popular Oak Farm, notorious for its popularity with local families due to it's easy access to the highly regarded St.Bernadettes and Oak Farm primary schools. The property is within easy reach of local shops, bus links, the A40 and Hillingdon Tube station, which both provide a direct route in central London. Uxbridge town centre with its wide range of shopping facilities is just a short drive away.





### Schools:

Ryefield Junior School 0.3 miles  
Oak Farm infants and Junior School 0.5 miles  
Swakeleys School for Girls 0.7 miles



### Train:

Hillingdon Train Station 0.7 miles  
Ickenham Train Station 1 mile  
Uxbridge Train Station 2.5 miles



### Car:

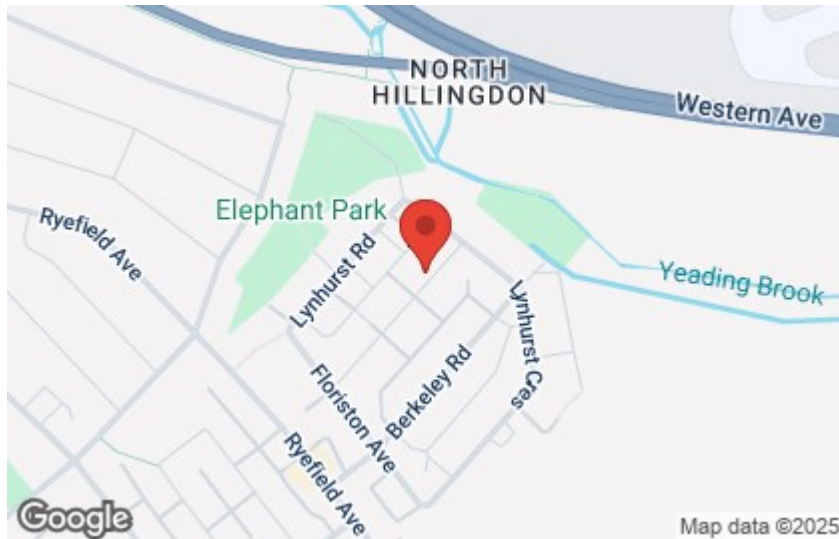
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



## Oakleigh Road, Hillingdon, UB10

Approximate Area = 733 sq ft / 68 sq m  
Garage = 336 sq ft / 31.2 sq m  
Total = 1069 sq ft / 99.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.  
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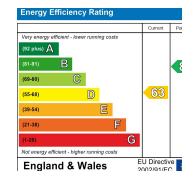
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