

# Merton Avenue

Hillingdon • Middlesex • UB10 9BN

Guide Price: £600,000



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est 1986



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Hillingdon • Middlesex • UB10 9BN

An extended and generously proportioned four bedroom mid terraced house situated on one of the Oak Farms most sought after roads close to a variety of schools, bus/road links, shops and Hillingdon tube station. The property comprises 14ft living room, 11ft family room, a downstairs bathroom, and 17ft kitchen/diner. The first floor comprises 14ft second bedroom, 12ft third bedroom, 7ft fourth bedroom, and family bathroom. The second floor features the 16ft main bedroom with en-suite. Outside there is off street parking and south-facing private rear garden with a 15ft garden room/workshop.

Four bedroom house

Mid-terraced

Extended

Oak Farm

14ft living room

17ft kitchen/diner

16ft main bedroom with en-suite

15ft garden room/workshop

South-facing 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

An extended four-bedroom terraced home that offers spacious and modern living on a sought after road on the Oak Farm. The ground floor features a welcoming entrance hall leading to a generously sized 14ft living room, 11ft family room, downstairs bathroom, and spacious 17ft kitchen/diner. On the first floor, it comprises 14ft second bedroom, 12ft third bedroom, 7ft fourth bedroom, and family bathroom. The second floor is dedicated to the impressive 16ft main bedroom, complete with its own en-suite shower room.

### Location

Merton 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, St Bernadettes and Vyners and Douay Martyrs Senior Schools, 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 offers off street parking for multiple cars and a landscaped, south-facing private rear garden mainly laid to lawn with a block-paved patio area across the rear of the house creating great space for outdoor enjoyment. To the end of the garden there is a 15ft brick built garden room/workshop along with pedestrian rear access that leads to a shared side alleyway that in turn leads back to the front of the house.



### Schools:

Oak Farm Infant School 0.3 miles  
 Vyners Senior School 1.0 miles  
 Swakeleys School 1.2 miles



### Train:

Hillingdon Station 0.3 miles  
 Ickenham Station 0.9 miles  
 Uxbridge Station 1.1 miles



### Car:

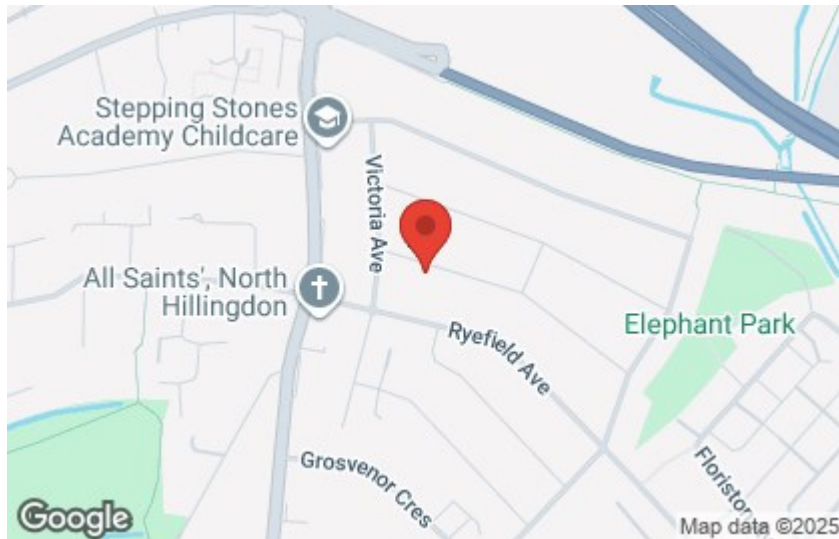
M4, A40, M25, M40



### Council Tax Band:

E

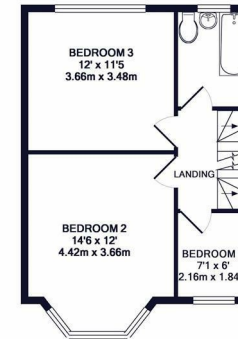
(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
 APPROX. FLOOR  
 AREA 233 SQ.FT.  
 (21.6 SQ.M.)



**GROUND FLOOR**  
 APPROX. FLOOR  
 AREA 437 SQ.FT.  
 (40.6 SQ.M.)



**1ST FLOOR**  
 APPROX. FLOOR  
 AREA 437 SQ.FT.  
 (40.6 SQ.M.)



**2ND FLOOR**  
 APPROX. FLOOR  
 AREA 269 SQ.FT.  
 (25.0 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1539 SQ.FT. (143.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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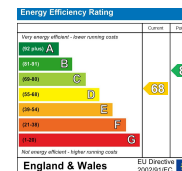
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**Important Notice:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.