

Merton Avenue

Hillingdon • Middlesex • UB10 9BN

Guide Price: £625,000



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est 1986

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This extended, four bedroom, mid-terraced house situated on Merton Avenue, 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 dining room, 12ft kitchen and downstairs W/C. The first floor comprises 14ft main bedroom, 11ft second bedroom, 7ft third bedroom and family shower room. The second floor comprises 13ft fourth bedroom. Outside there is off street parking and a south-facing private rear garden.

Four bedroom house

Mid-terraced

Extended

Oak Farm

14ft living room

12ft kitchen

Downstairs W/C

14ft main bedroom with fitted wardrobes

Off street parking

South-facing private rear garden

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 of the property features a generous entrance hall with doors leading to the airy 14ft living room, 11ft dining room, 12ft kitchen both with direct access to the pristine rear garden and a downstairs W/C. The first floor of the property comprises 14ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes, 7ft third bedroom and family shower room. The second floor embraces the 13ft fourth bedroom with fitted wardrobes and ample eaves storage around.

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

This home offers ample off street parking for multiple cars whilst the landscaped, south-facing private rear garden has been laid with artificial grass, very low maintenance whilst there is a boarder of flowers and shrubs. There is an elevated decked patio area across the back of the house creating great space for outdoor enjoyment.



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:

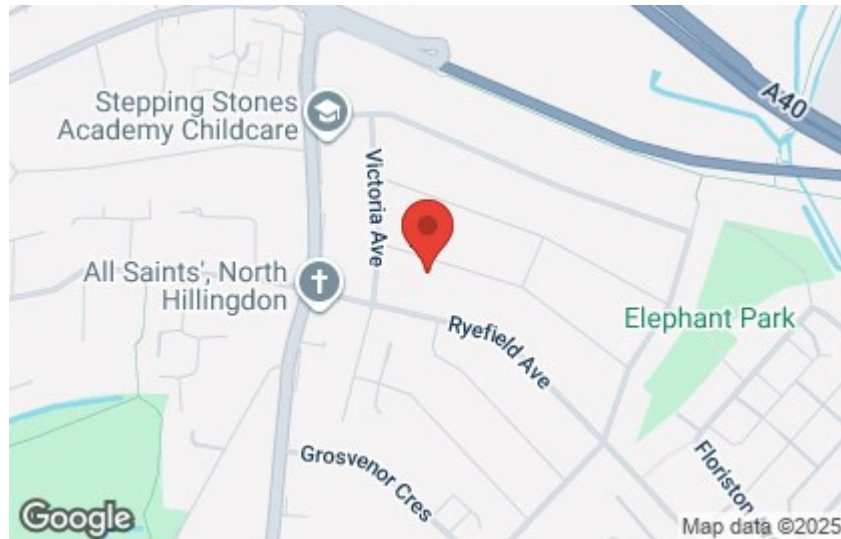
M4, A40, M25, M40



Council Tax Band:

D

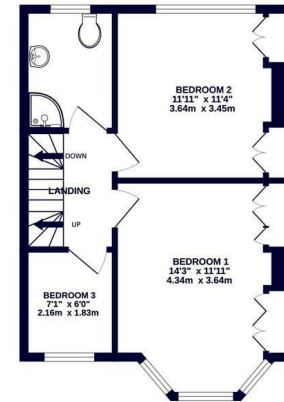
(Distances are straight line measurements from centre of postcode)



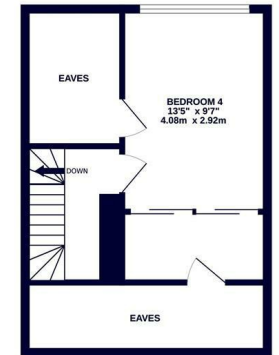
GROUND FLOOR
 457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
 420 sq.ft. (39.0 sq.m.) approx.



2ND FLOOR
 355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 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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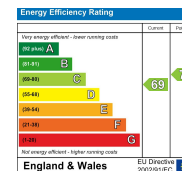
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.