

The Larches

Hillingdon • Middlesex • UB10 0DW

Offers In Excess Of: £485,000



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A three / four bedroom, terraced house that benefits from generously proportioned rooms throughout. Situated on The Larches, a popular residential road situated just off Long Lane on the highly regarded Oak Farm. The property offers easy access to a number of sought after schools, local shops, 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. The property comprises 18ft living room, 18ft kitchen/diner, 10ft fourth bedroom / reception room, utility room and shower room. To the first floor, there is the 12ft main bedroom, 11ft second bedroom with fitted wardrobes, 9ft third bedroom with fitted wardrobes and family bathroom. Outside there is on street parking and private rear garden.

Three / four bedroom house

Terraced

Oak Farm

Extended

18ft living room

18ft kitchen

Downstairs shower room

12ft main bedroom

Private rear garden

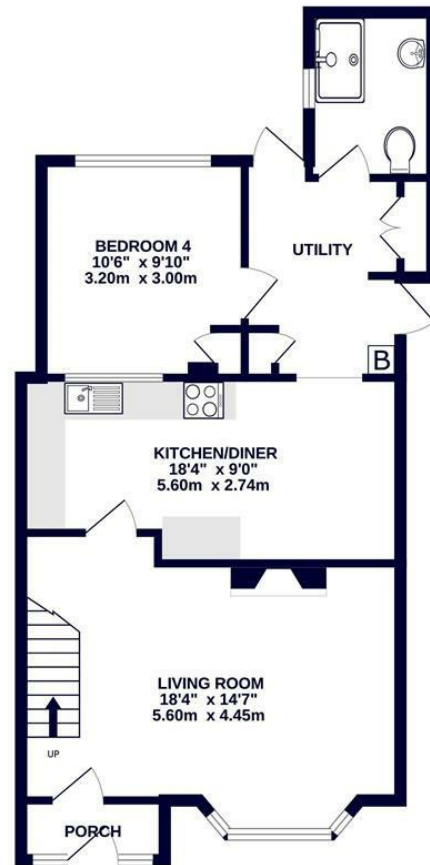
Off street parking

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.





GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx.

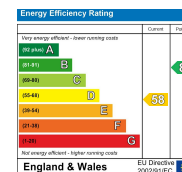
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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