

# Berkeley Road

Hillingdon • Middlesex • UB10 9DX

Guide Price: £515,000



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A well presented and spacious three bedroom mid terrace house situated on a popular residential road within the Oak Farm in Hillingdon. Berkeley Road is a sought after residential road just off Long Lane, offering easy access to a number of highly regarded local schools, shops and transport links. The ground floor benefits from a 10ft living room, 10ft dining room, 14ft play room, 8ft kitchen and 9ft double garage. To the first floor there is a 10ft main bedroom, 10ft second bedroom, 6ft third bedroom and family bathroom. Outside the property there is a paved double driveway creating off street parking whilst the private rear garden has a paved patio and lawn area.

Three bedroom house

Terraced

Oak Farm

10ft living room

14ft play room

8ft kitchen

10ft bedroom

19ft 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

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### Location

Berkeley Road 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 and St Bernadettes, numerous local shops including Marks & Spencer, A butchers and Bakers. 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

Outside the property there is a paved double driveway creating off street parking whilst the private rear garden has a paved patio and lawn area.



### Schools:

Ryefield Primary School 0.2 miles away  
Oak Farm Junior School 0.6 miles away  
Swakeleys School for Girls 0.8 miles away



### Train:

Hillingdon Station 0.8 miles away  
Ickenham Station 1.1 miles away  
Ruislip Gardens Station 1.5 miles away



### Car:

M4, A40, M25, M40



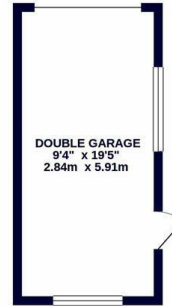
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



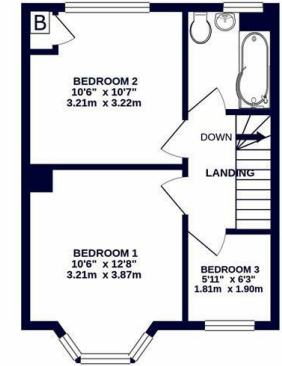
OUTBUILDING  
181 sq.ft. (16.8 sq.m.) approx.



GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 sq.m.) approx.

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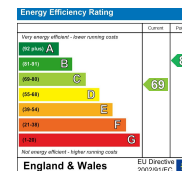
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation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