

Snowden Avenue

Hillingdon • Middlesex • UB10 0SE
Guide Price: £425,000



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A three bedroom, terraced house situated on the ever popular Oak Farm offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded schools. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge town centre. The property is offered without an onward chain and the potential to extend (s.t.p) with the ground floor of the property currently comprising 13ft lounge, 10ft kitchen and family bathroom. To the first floor, there is the 15ft main bedroom with fitted storage, 9 ft second bedroom with fitted storage and 7ft third bedroom. Outside, there is off street parking and a generous west facing rear garden that is partially laid with artificial grass to create that low maintenance feel.

Three bedroom house

Terraced

Oak Farm

No onward chain

Potential to extend (S.T.P)

13ft lounge

10ft kitchen

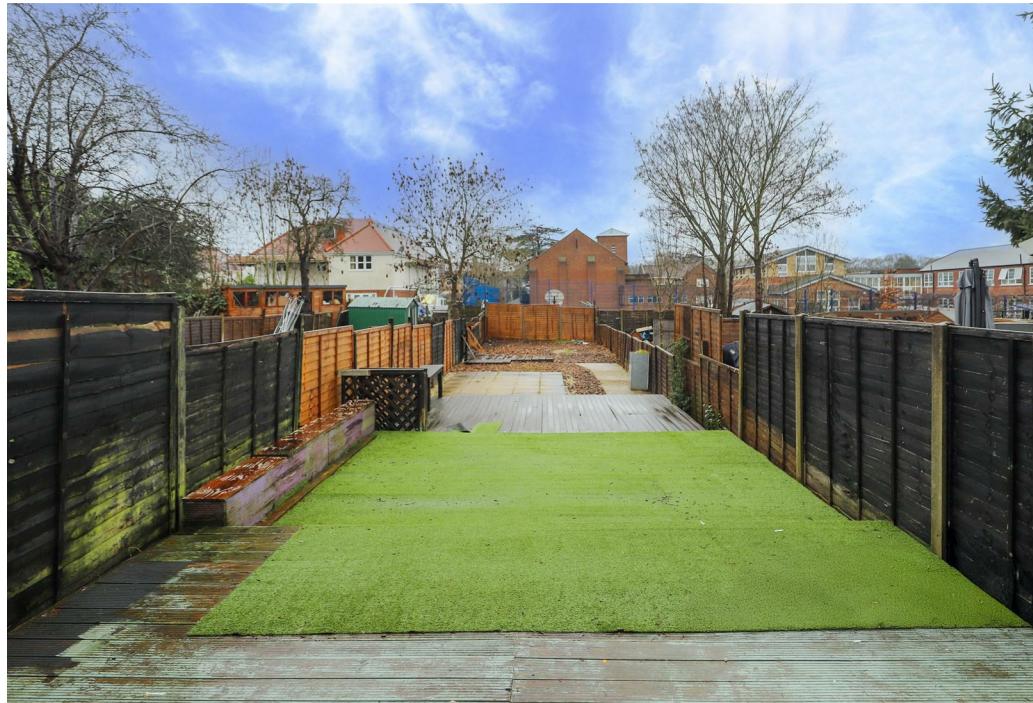
15ft main bedroom with fitted storage

Off street parking

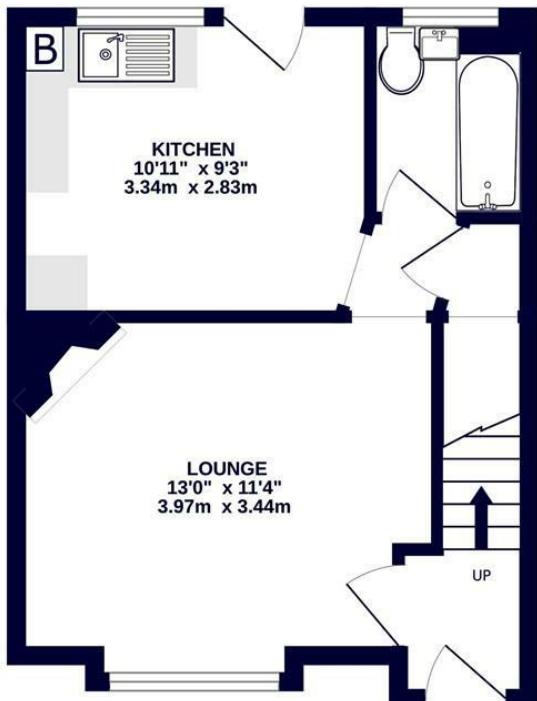
Private rear garden

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.

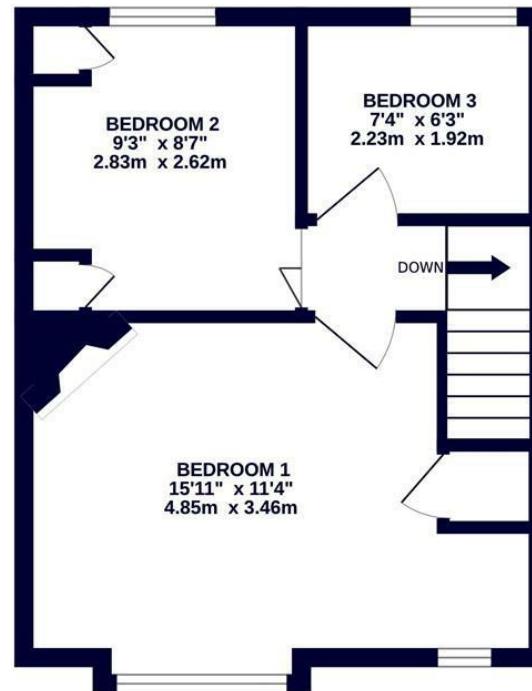




GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



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TOTAL FLOOR AREA : 630 sq.ft. (58.6 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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	89
89-81	B
81-73	C
73-65	D
65-58	E
58-51	F
51-44	G
All energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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.