

Richmond Avenue

Hillingdon • Middlesex • UB10 9BQ
Guide Price: £550,000



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A three bedroom, end-terraced home that has been offered to the market with potential to extend subject to the usual planning consents and no onward chain. Situated on Richmond Avenue, a sought after residential road offering easy access to a number of highly regarded local schools, numerous local shops, Hillingdon Metropolitan/Piccadilly line train station and the A40. The ground floor of the property comprises entrance hall with doors leading to the 13ft living room, 11ft dining room, 12ft kitchen and utility room. To the first floor, you will find the 13ft main bedroom, 11ft second bedroom with fitted wardrobes, 7ft third bedroom and family bathroom. Outside, there is ample off street parking and landscaped, south-facing private rear garden mainly laid to lawn.

Three bedroom house

End terrace

Oak Farm

No onward chain

13ft living room

12ft kitchen

Utility

13ft main bedroom

South-facing private rear garden

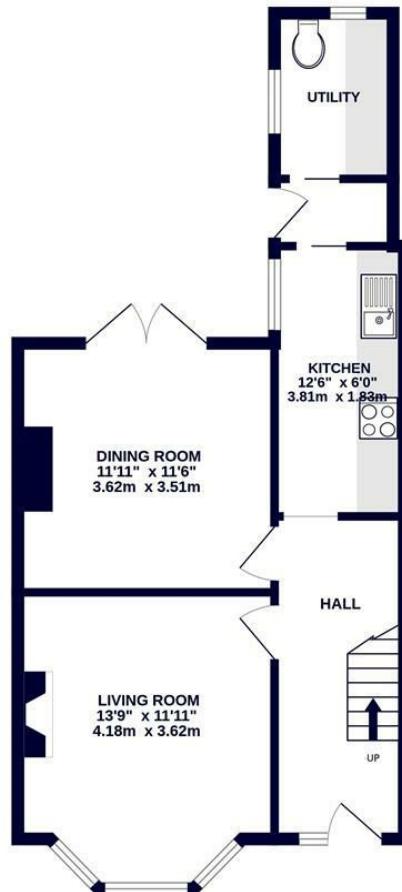
Off street parking

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.

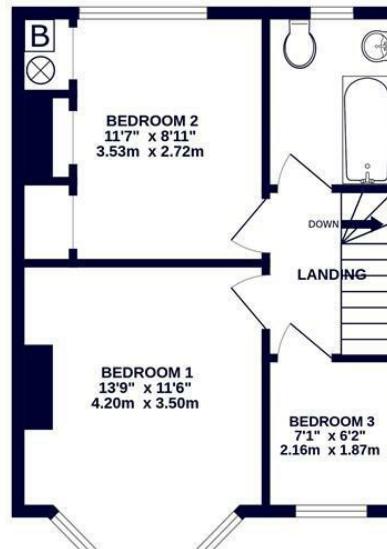




GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



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



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TOTAL FLOOR AREA - 912 sq.ft. (84.7 sq.m.) approx.
Whilst every endeavour has been made to ensure the accuracy of the floor plans and measurements, 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	
2014 EPC A	
2014 EPC B	
2014 EPC C	
2014 EPC D	57
2014 EPC E	
2014 EPC F	
2014 EPC G	
All energy efficient - higher running costs	
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.