

# Richmond Avenue

Hillingdon • Middlesex • UB10 9BJ  
Guide Price: £585,000



coopers  
est 1986

# Richmond Avenue

## Hillingdon • Middlesex • UB10 9BJ

An extended, three bedroom, mid terraced family home situated on a sought after residential road within the Oak Farm. The property offers easy access to a number of highly regarded local schools, numerous local shops, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. Uxbridge Town Centre is approximately just over a mile away. The property comprises porch, spacious entrance hall with doors leading to the 13ft living room, 11ft dining room leading to the 11ft study and downstairs W/C, 13ft kitchen and utility room. To the first floor, there is the 13ft main bedroom, 11ft second bedroom, 7ft third bedroom with fitted storage and family bathroom.

Outside, there is ample off street parking and landscaped private rear garden mainly laid to lawn.

### Three bedroom house

Mid terraced

Oak Farm

Extended

13ft living room

13ft kitchen

Downstairs W/C

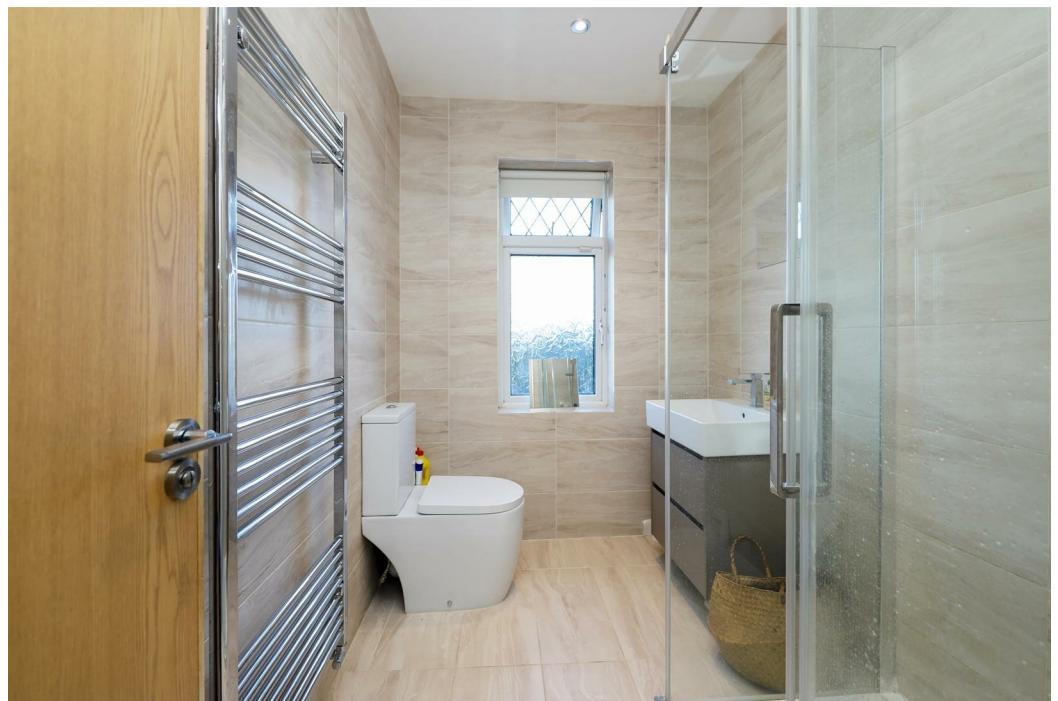
13ft main bedroom

Private rear garden

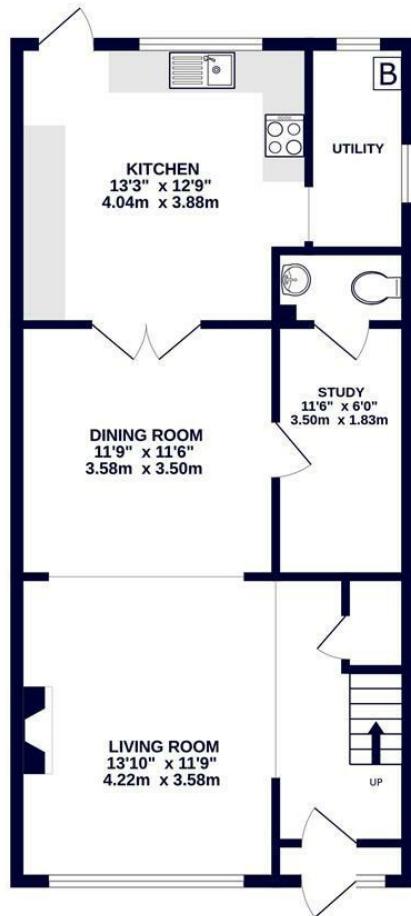
Off street parking

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.

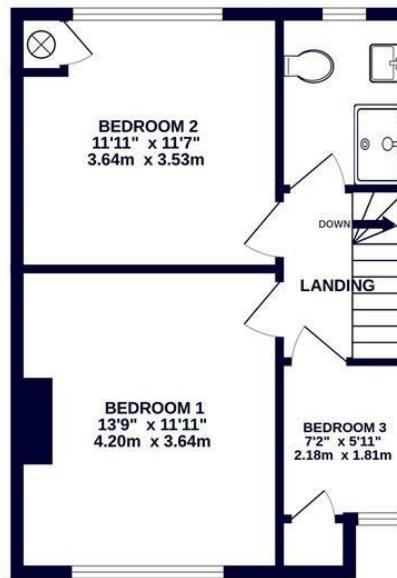




GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



coopers  
est 1986

TOTAL FLOOR AREA: 1112 sq.ft. (103.3 sq.m.) APPROX.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, 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.  
Made with Metropix ©2020



coopers  
est 1986

109 Hillingdon Hill, Hillingdon Village,  
Middlesex, UB10 0JQ  
hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
99-100 A	
90-91 B	
80-81 C	
70-79 D	
60-59 E	
50-40 F	
40-31 G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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.