

Midhurst Gardens

Hillingdon • Middlesex • UB10 9DL
Offers In Excess Of: £450,000



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A two bedroom end of terrace house that has been extended and updated creating a lovely family home on a popular residential road on the

Oak Farm close to a variety of amenities. The ground floor of the property comprises 15ft lounge 16ft kitchen and downstairs W.C. To the first floor is a 13ft main bedroom, a 10ft second bedroom a, modern family bathroom and stairs leading up to a 10ft loft room with eaves storage. Outside there is off street parking, a private rear garden and rear access via the service road.

Two bedroom house

End terraced

Oak Farm location

Downstairs W.C

15ft lounge

16ft kitchen/diner

13ft main bedroom

10ft loft room

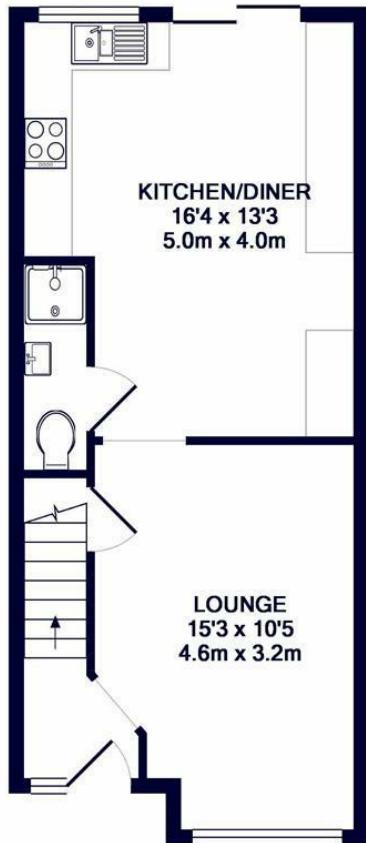
Off street parking

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.

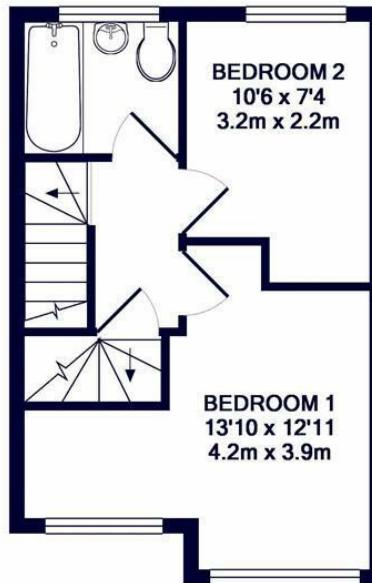




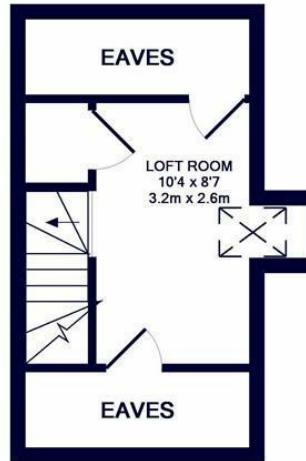


GROUND FLOOR
APPROX. FLOOR
AREA 37.8 SQ.M.
(407 SQ.FT.)

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1ST FLOOR
APPROX. FLOOR
AREA 26.6 SQ.M.
(286 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 15.1 SQ.M.
(162 SQ.FT.)

TOTAL APPROX. FLOOR AREA 79.5 SQ.M. (855 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
2014/15: A	
2014/15: B	
2014/15: C	
2014/15: D	69
2014/15: E	77
2014/15: F	
2014/15: 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.

