

# Hazeldene Gardens

Hillingdon • Middlesex • UB10 9DJ  
Guide Price: £500,000



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A three bedroom end terraced house situated on a popular road within the Oak Farm that offers the opportunity to both extend (S.T.P) and modernise, to create a wonderful family home in a sought after location. The property offers easy access to a number of highly regarded local schools, numerous local shops, a variety of parks, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. The ground floor consists of a hallway, 13ft living room and 18ft kitchen/diner. To the first floor there is a 13ft main bedroom, 11ft second bedroom, 9ft third bedroom and family bathroom. Outside there is off street parking a generous rear garden.

Three bedroom house

End of terraced

Oak farm

In need of modernisation

Potential to extend (S.T.P)

13ft living room

18ft kitchen/diner

9ft third bedroom

Off street parking

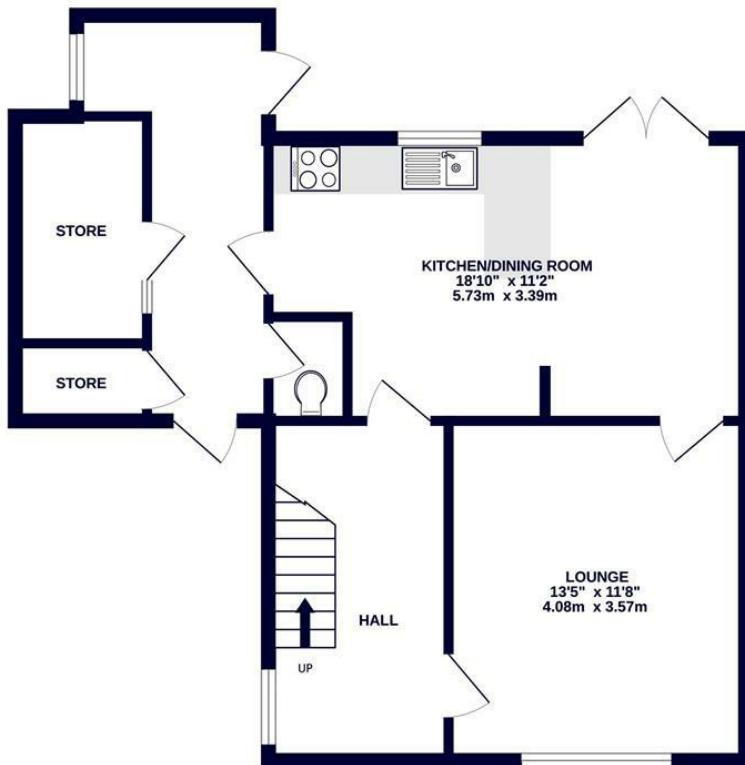
Generous rear garden

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  
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1062 sq.ft. (98.6 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	
99-100	A
95-98	B
90-94	C
85-89	D
80-84	E
75-79	F
70-69	G
All energy efficient - higher running costs	
65-64	H
60-59	I
55-54	J
50-49	K
45-44	L
40-39	M
35-34	N
30-29	O
25-24	P
20-19	Q
15-14	R
10-9	S
5-4	T
0-3	U

83

63

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.