

# Berkeley Road

Hillingdon • Middlesex • UB10 9DX

Guide Price: £585,000



coopers  
est 1986

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An extended four bedroom family home situated on a sought after location on the ever popular Oak Farm that has been well modernised and well maintained. The property benefits from a porch, entrance hall, 23ft living room opening on to a 9ft dining room and 16ft kitchen. To the first floor there is a 12ft second bedroom with fitted wardrobes, 10ft third bedroom with fitted wardrobes, 6ft fourth bedroom and family bathroom. To the second floor is the 15ft main bedroom with ensuite shower room. Outside the front of the property has a paved driveway allowing for off street parking while the generous south west facing rear garden is mainly laid to lawn with a patio area across the rear of the house. To the rear of the garden is a garage that is accessed via a gated rear service road.

Four bedrooms terraced house

Extended

Oak Farm

Immaculately kept

New kitchen with fitted appliances

Fully rewired and replumbed

Brand new bathrooms

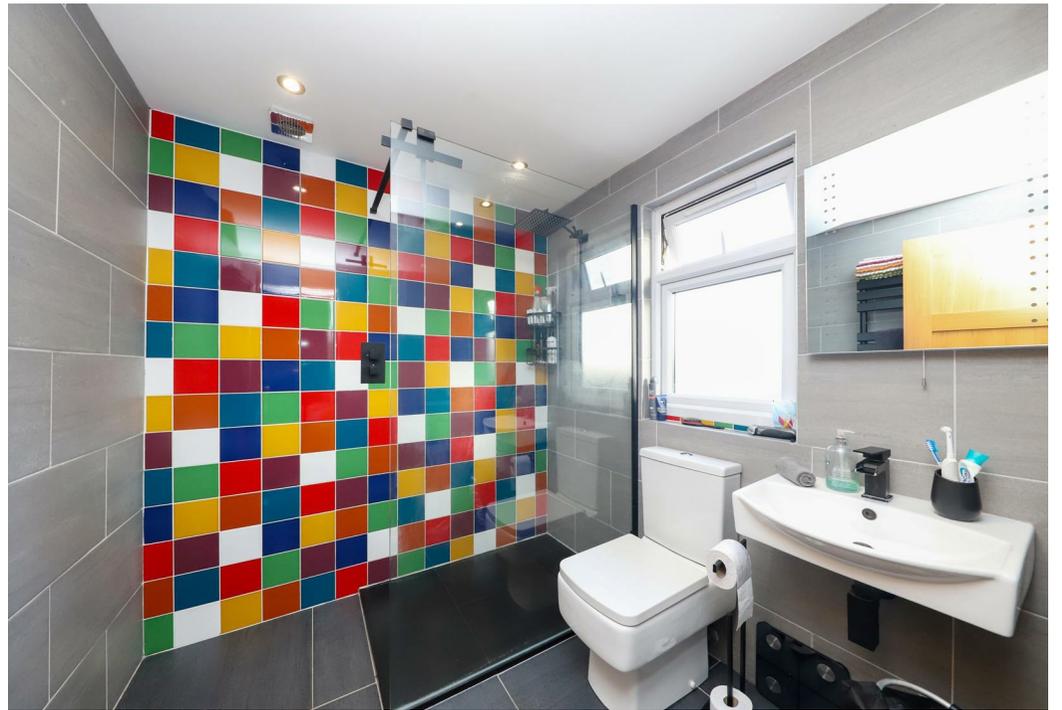
15ft main bedroom with en suite and fitted wardrobes

Off street parking

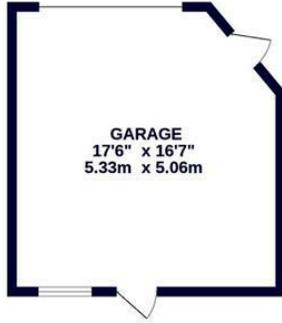
Beautifully maintained rear garden with 17ft garage

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.





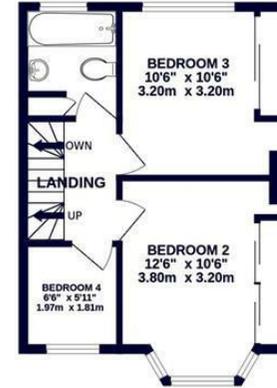
OUTBUILDING  
278 sq.ft. (25.9 sq.m.) approx.



GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



2ND FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 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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109 Hillingdon Hill, Hillingdon Village,  
Middlesex, UB10 0JQ  
hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	72	84
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales  
EPC 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.