

# Oakdene Road

Hillingdon • Middlesex • UB10 0SQ  
Guide Price: £425,000



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# Oakdene Road

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A mid terraced, three bedroom house situated on Oakdene Road, a sought after road within the Oak Farm offering access to a number of local amenities. Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded schools. The A40/M40 with its links to London and the Home Counties are a short drive away along with Uxbridge town centre. The property comprises 13ft living room, 10ft kitchen and family bathroom. The first floor comprises 15ft main bedroom, 9ft second bedroom and 6ft third bedroom. Outside, there is off street parking and a private rear garden.

Three bedroom house

Mid terraced

Oak Farm

Potential to extend (S.T.P)

13ft living room

10ft kitchen

15ft main bedroom with fitted storage

9ft second 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.





## Property

A three bedroom mid terraced house situated within the Oak Farm with the potential to extend subject to the usual planning consents (S.T.P) . The property comprises 13ft living room, 10ft kitchen and family bathroom. To the first floor there is a 15ft main bedroom, 9ft second bedroom and 6ft third bedroom.

## Location

Oakdene Road is located on the ever popular Oak Farm offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded schools including St Bernadettes, Oak Farm, Swakeleys school for girls and Bishopshalt senior school. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge town centre with its array of shops and restaurants.

## Outside

The front of the property benefits from off street parking whilst the private rear garden is mainly laid to lawn.



## Schools:

St Bernadette Catholic Primary School 0.1 miles  
 Swakeleys School for Girls 0.2 miles  
 Oak Farm Infant School 0.3 miles



## Train:

Hillingdon Station 0.9 miles  
 Uxbridge Station 1.4 miles  
 Ickenham Station 1.5 miles



## Car:

M4, A40, M25, M40



## Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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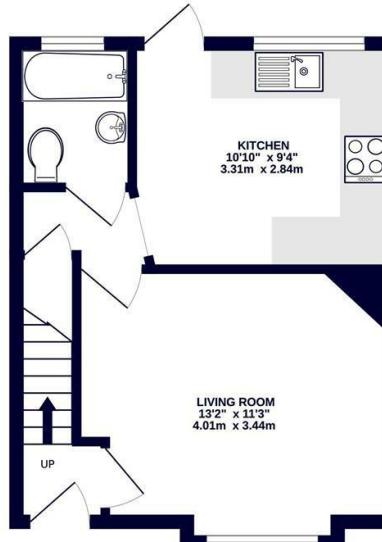
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109 Hillingdon Hill, Hillingdon Village,  
 Middlesex, UB10 0JQ

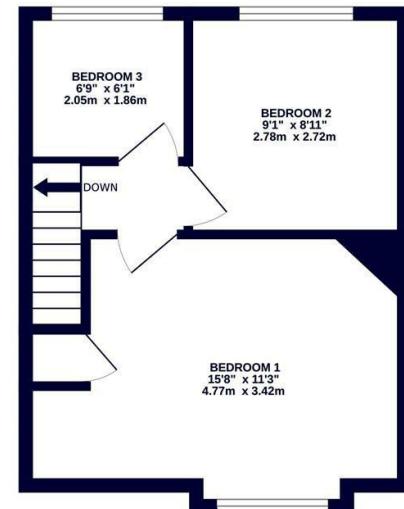
hillingdon@coopersresidential.co.uk

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GROUND FLOOR  
 311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR  
 307 sq.ft. (28.5 sq.m.) approx.



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TOTAL FLOOR AREA : 618 sq.ft. (57.4 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 indicative 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	Potential
Very energy efficient - lower running costs	Very energy efficient - higher running costs		
A+	A	85	85
A+	B	85	85
B+	C	85	85
B+	D	85	85
C	E	85	85
C	F	85	85
D	G	85	85

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.