

Sedgwick Avenue

Hillingdon • Middlesex • UB10 9DF

Offers In Excess Of: £600,000



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est 1986

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A four bedroom, double fronted, semi-detached house situated on Sedgwick Avenue, a sought after residential road within the Oak Farm development just off Long Lane, offering 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 12ft living room, 16ft kitchen/diner, utility room with W/C and 13ft third bedroom. The first floor features 12ft main bedroom, 11ft second bedroom, 8ft fourth bedroom and family bathroom. Outside, there is off street parking and private rear garden.

Four bedroom

Semi-detached

Oak Farm

12ft living room

16ft kitchen/diner

Utility room

12ft main bedroom with fitted wardrobes

11ft second bedroom

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.





Property

A double fronted, four bedroom semi detached house that has been tastefully updated throughout and offers a flexible layout with the potential to extend subject to the usual planning consents (S.T.P). The ground floor comprises porch with entrance hallway with doors leading to 12ft living room, 16ft kitchen/diner, utility room with W/C and 13ft third bedroom. To the first floor, you will find the 12ft main bedroom with fitted wardrobes, 11ft second bedroom, 8ft fourth bedroom and family bathroom.

Location

Sedgwick Avenue is a sought after residential road within the Oak Farm development just off Long Lane, offering easy access to a number of highly regarded local schools including Oak Farm, Ryefield and St Bernadettes, numerous local shops including Marks & Spencer, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. Uxbridge Town Centre with its vast array of shops, restaurants and bars is approximately just over a mile away.

Outside

The property offers generous off street parking. To the rear, there is a beautifully, well maintained private garden that benefits from a generous patio area across the rear of the house that leads down onto the lawned area. There is a path that leads onto a decked area to the rear of the garden along with a 22ft summer house.



Schools:

Oak Farm Infant School 0.2 miles
 Ryefield Primary School 0.5 miles
 Swakeleys School for Girls 0.7 miles



Train:

Hillingdon 0.5 miles
 Ickenham 1.0 miles
 Uxbridge 1.4 miles



Car:

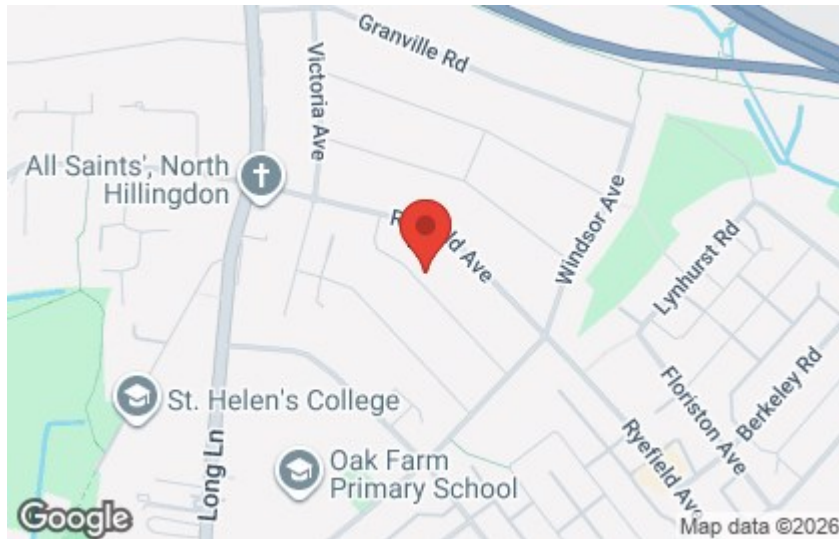
M4, A40, M25, M40



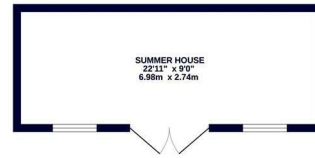
Council Tax Band:

D

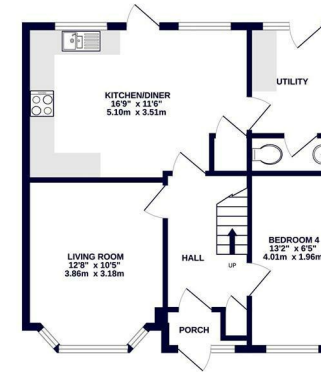
(Distances are straight line measurements from centre of postcode)



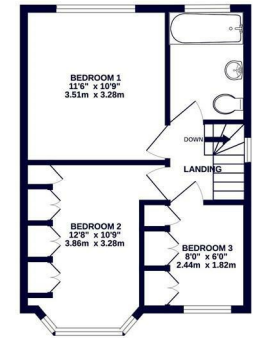
OUTBUILDING
 206 sq.ft. (19.1 sq.m.) approx.



GROUND FLOOR
 555 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
 387 sq.ft. (35.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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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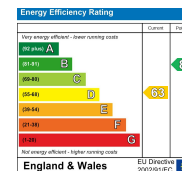
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.