

Burleigh Road

Hillingdon • Middlesex • UB10 9BG

Guide Price: £625,000



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An extended three-bedroom semi-detached home on a sought-after road in the popular Oak Farm area of Hillingdon, set on a desirable corner plot with further extension potential (STPP). The ground floor comprises a porch, 13ft living room, 11ft dining room, 8ft study, a spacious 16ft kitchen/breakfast room, and a downstairs W/C with shower. Upstairs offers a 13ft main bedroom, 11ft second bedroom, 7ft third bedroom, and a family bathroom. Externally, there is a low-maintenance front and side garden providing off-street parking for multiple vehicles. The private rear garden is mainly laid to lawn with a patio area, ideal for outdoor entertaining. A 19ft garage is accessible internally and from the front, offering additional storage and a 23ft workshop at the foot of the garden.

Three bedroom house

Semi detached

Extended

Corner plot

Potential to extend SSTP

Sought after location

Off street parking

19ft garage

Downstairs W/C and shower

Great transport links

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.

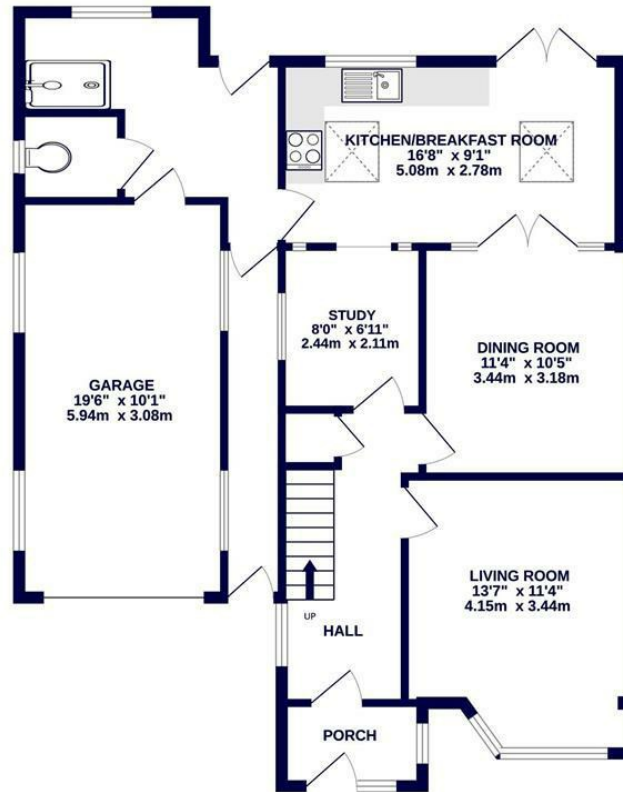




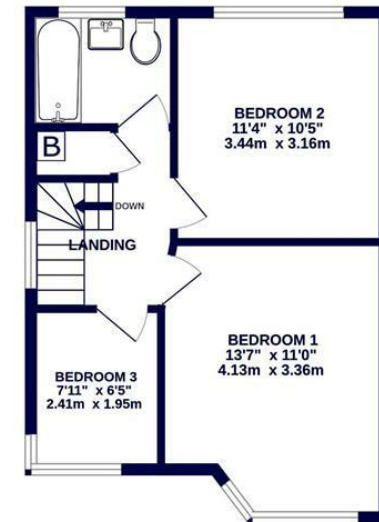
OUTBUILDING
188 sq.ft. (17.5 sq.m.) approx.



GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1548 sq.ft. (143.8 sq.m.) approx.

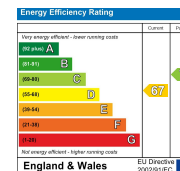
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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