

Berkeley Road

Hillingdon • Middlesex • UB10 9DY

Guide Price: £565,000



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est 1986

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A beautifully-presented, four bedroom extended home situated on the sought after residential road offering easy access to a variety of amenities including shops, numerous sought after schools, parks, bus/road links and Hillingdon tube station. This property comprises a hallway, 16ft living room, 16ft kitchen/diner and 14ft conservatory. To the first floor, there is the 12ft second bedroom, 10ft third bedroom, fourth bedroom and family bathroom. The loft has been converted to create a 16ft main bedroom with ensuite and plenty of storage. Outside, the property benefits from off-street parking and a landscaped south facing rear garden which is mainly laid to lawn with a generous patio area across the rear of the house.

Four bedroom house

Terraced

Oak Farm

Extended

16ft main bedroom

12ft second bedroom

Modern throughout

Double garage

Off street parking

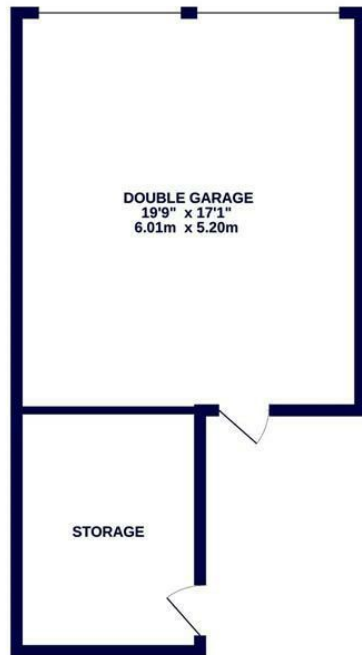
Great transport links

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.

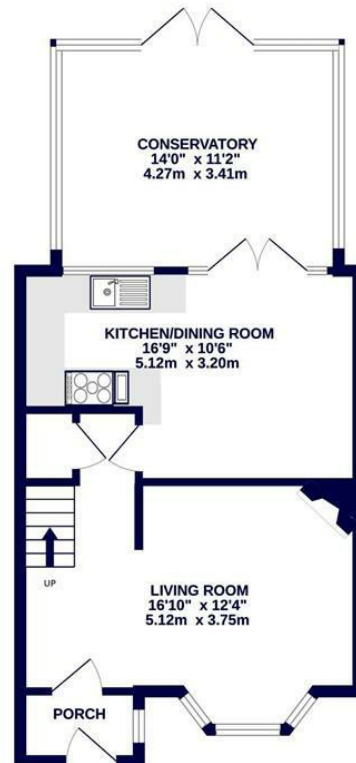




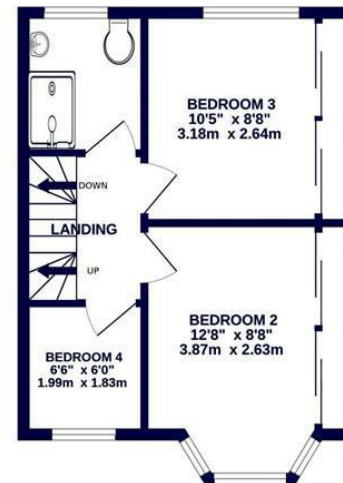
OUTBUILDING
445 sq.ft. (41.4 sq.m.) approx.



GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



2ND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 1663 sq.ft. (154.5 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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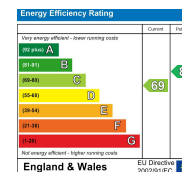


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