

Merton Avenue

Hillingdon • Middlesex • UB10 9BN

Guide Price: £650,000



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est 1986

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An extended and modernised four bedroom, terraced home situated on a sought after residential road on the Oak Farm 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 ground floor of the property comprises porch, separate 13ft living room and an 1ft dining room that is open plan to the 16ft kitchen/breakfast/family room. To the first floor, there is the 14ft second bedroom, 12ft third bedroom, 7ft fourth bedroom and family bathroom. The loft has been converted into a fabulous 17ft x 17ft main bedroom with en-suite shower room. Outside, there is off street parking and a landscaped private rear garden that is mainly laid to lawn with a patio area across the rear of the house and pathway leading a further patio and shed.

Four bedroom house

Mid terraced

Sought after road on Oak Farm

Extended

14ft living room

Large open plan kitchen/diner/family area

17ft main bedroom

Ensuite shower room

Family bathroom

Off street parking and landscaped 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.



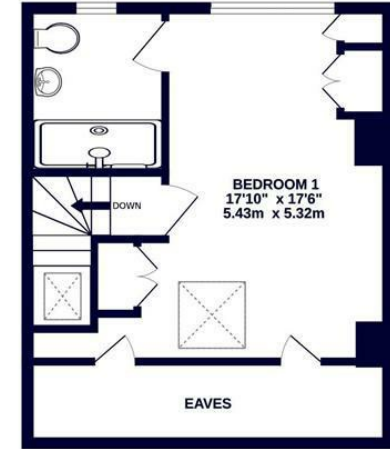
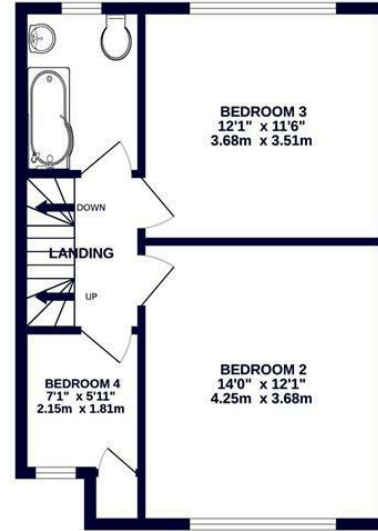
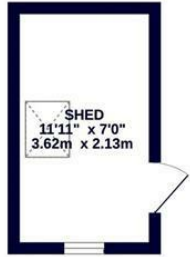


OUTBUILDING
83 sq ft. (7.7 sq.m.) approx.

GROUND FLOOR
661 sq ft. (61.4 sq.m.) approx.

1ST FLOOR
450 sq ft. (41.8 sq.m.) approx.

2ND FLOOR
377 sq ft. (35.0 sq.m.) approx.



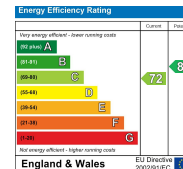
TOTAL FLOOR AREA : 1571 sq.ft. (145.9 sq.m.) approx.

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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