Merton Way

Hillingdon • Middlesex • UB10 9BW

Guide Price: £525,000



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A beautifully presented three-bedroom mid-terraced house, ideally situated on a sought-after road within the Oak Farm. The property is conveniently located close to a range of local amenities, including schools, shops, bus routes and major road links, while Hillingdon Underground Station is also within easy reach. The ground floor comprises a spacious entrance hallway, a generous 12ft living room, a 13ft dining room and a well-appointed 10ft kitchen. To the first floor, there are three bedrooms, including a spacious 12ft main bedroom benefiting from recently fitted wardrobes and matching furniture, a 13ft second bedroom and a 9ft third bedroom, along with a family bathroom. There is a pull down loft ladder that provides access to a boarded and carpeted loft space that is ideal for storage. Externally, the property benefits from off-street parking to the front, while the rear features a private garden with convenient rear access. An excellent family home offering spacious accommodation with further potential subject to the usual planning consents.

Three bedroom house

Mid terraced

Well maintained

Oak farm

Potential to extend (S.T.P)

Through lounge

12ft main bedroom with newly fitted wardrobes

18ft boarded and carperted loft

Off street parking

West facing 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.











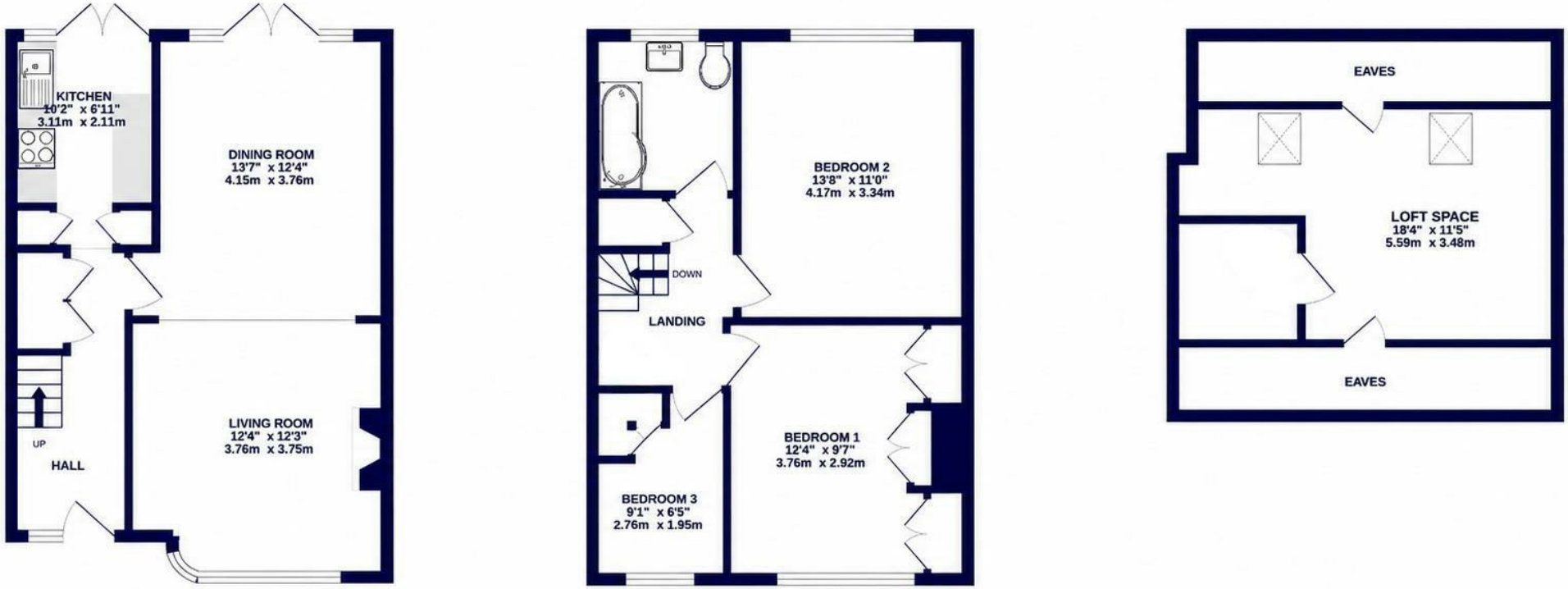




GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.

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



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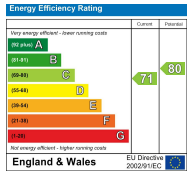
TOTAL FLOOR AREA : 1232 sq.ft. (114.4 sq.m.) approx.

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 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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