

Merton Avenue

Hillingdon • Middlesex • UB10 9BN
Offers In Excess Of: £500,000



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A three bedroom end terraced house situated on Merton Avenue, one of the Oak Farms most sought after roads close to a variety of schools, bus/road links, shops and Hillingdon tube station. The property comprises 14ft dining room, 12ft living room and 12ft kitchen. To the first floor you will find the 14ft main bedroom, 12ft second bedroom, 7ft third bedroom and family bathroom. Outside there is off street parking and a private rear garden.

Three bedroom house

End terraced

Oak farm

Great transport links

14ft dining room

14ft main bedroom

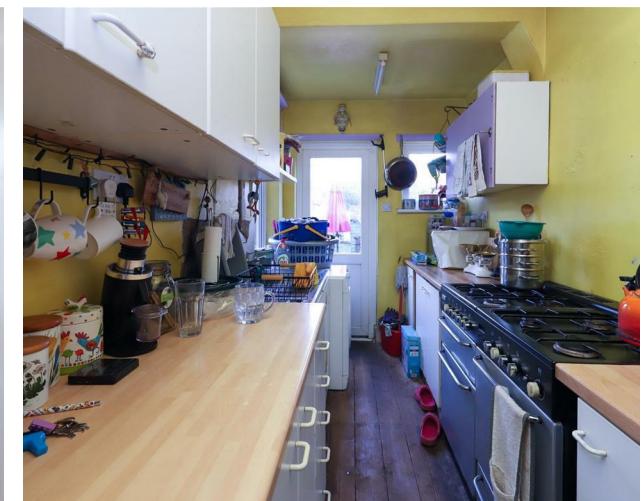
12ft Second bedroom

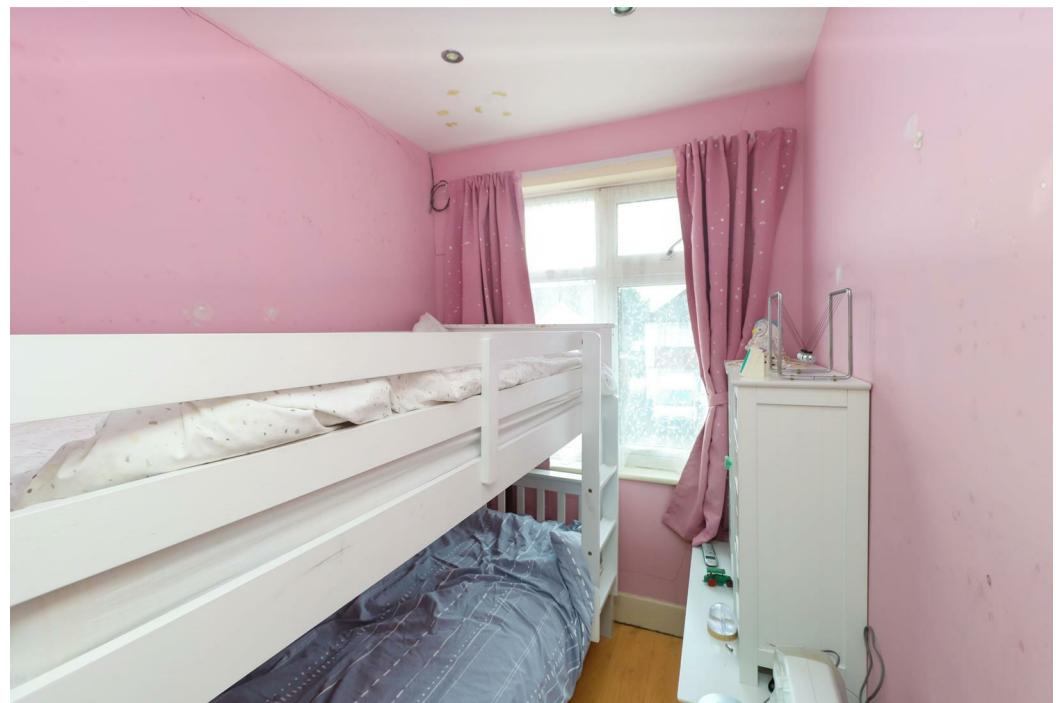
Potential to extend (S.T.P)

Private rear garden

Off street parking

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.

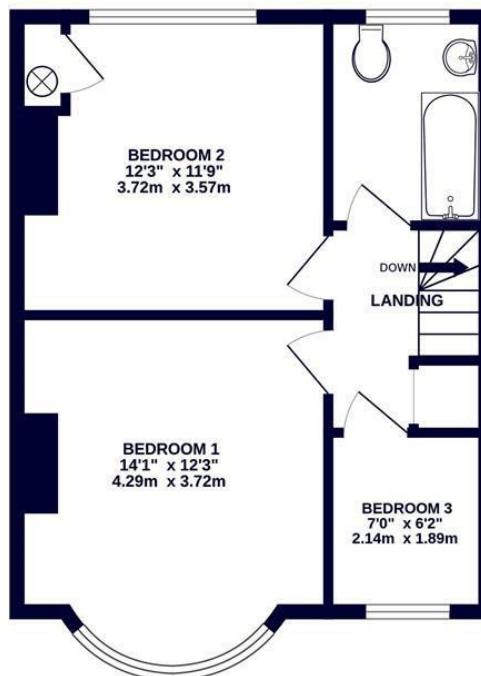




GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



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TOTAL FLOOR AREA : 885 sq.ft. (82.2 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2020 plus A	A
2019-2020 B	B
2018-2019 C	C
2017-2018 D	D
2016-2017 E	E
2015-2016 F	F
2014-2015 G	G
All energy efficient - higher running costs	
2013-2014 H	H
2012-2013 I	I
2011-2012 J	J
2010-2011 K	K
2009-2010 L	L
2008-2009 M	M
2007-2008 N	N
2006-2007 O	O
2005-2006 P	P
2004-2005 Q	Q
2003-2004 R	R
2002-2003 S	S
2001-2002 T	T
2000-2001 U	U
1999-2000 V	V
1998-1999 W	W
1997-1998 X	X
1996-1997 Y	Y
1995-1996 Z	Z

England & Wales

EU Directive 2002/91/EC

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.