

Sutton Court Road

Hillingdon • Middlesex • UB10 9HT
Guide Price: £525,000



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A three bedroom, extended, end terraced house situated on Sutton Court Road, located on the popular Oak Farm offering access to a number of local amenities. The A40/M40 with its links to London and the Home Counties are a short drive away. The property comprises a 12ft living room, 18ft kitchen and 11ft dining room. To the first floor you will find the 12ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes, 7ft third bedroom and family bathroom. Outside, there is off street parking and a south facing private rear garden.

Three bedroom house

End terrace

Extended

Oak farm

12ft living room

18ft kitchen

12ft main bedroom with fitted wardrobes

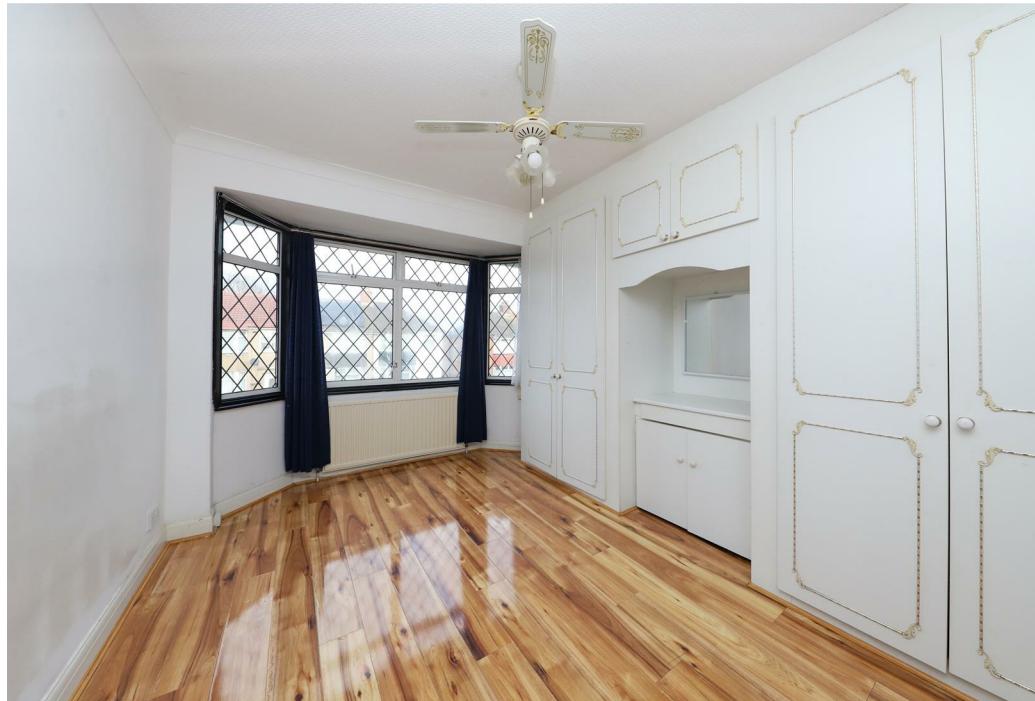
11ft second bedroom with fitted wardrobes

Off street parking

South-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.

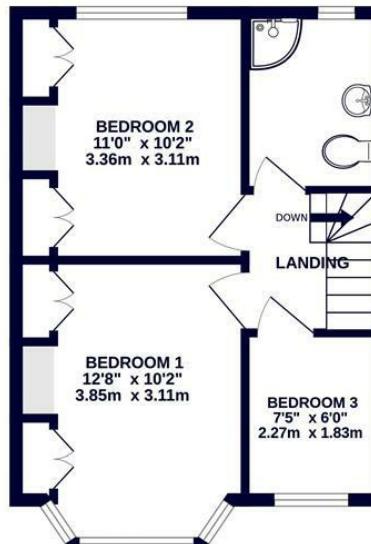




GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



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TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of these floor plans, 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 not 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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2019-2021 A	
2018-2020 B	
2017-2019 C	
2016-2018 D	
2015-2017 E	
2014-2016 F	
2013-2014 G	
All energy efficient - higher running costs	
2012-2013	77
2011-2012	51
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