

Victoria Avenue

Hillingdon • Middlesex • UB10 9AH
Fixed Asking Price: £550,000



coopers
est 1986

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A well presented and spacious four bedroom terraced house situated on a sought after residential road on the ever popular Oak Farm. Victoria Avenue is situated just off Long Lane, offering easy access to a number of highly regarded local schools, shops and transport links. The ground floor comprises an entrance hall, 13ft living room, 12ft family room, 22ft kitchen/diner. To the first floor there is a 13ft main bedroom with fitted wardrobes, 12ft second bedroom, 6ft third bedroom and family bathroom. To the second floor there is a 14ft fourth bedroom. Outside the property there is a driveway creating off street parking whilst the private rear garden is mainly laid to lawn with a paved patio area.

Four bedroom house

Terraced

Oak Farm

22ft kitchen

13ft living room

12ft family room

13ft bedroom

14ft loft room

Off street parking

Private 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.





Property

A well-presented four-bedroom terraced home offering spacious and well-proportioned accommodation throughout. The ground floor features an inviting entrance hall, a 13ft living room, a 12ft family room, and a generous 22ft kitchen/diner. On the first floor, there is a 13ft main bedroom, a 12ft second bedroom, a 6ft third bedroom, and a modern family bathroom. The second floor boasts a spacious 14ft fourth bedroom, ideal as a guest room, home office, or additional living space.

Location

Victoria Avenue is a highly desirable residential street located within the Oak Farm development, just off Long Lane. The area offers convenient access to several well-regarded schools, including Oak Farm, Ryefield, and St. Bernadette's. Residents also benefit from a variety of local shops, excellent transport links via Hillingdon's Metropolitan and Piccadilly line station, and easy access to the A40, connecting London and the Home Counties. The Oxford Tube Express that travels from central London to Oxford also stops at Hillingdon Train station. Uxbridge Town Centre, with its wide range of shops, restaurants, and bars, is situated just over a mile away.

Outside

Outside, the property features a private driveway providing off-street parking. The attractive rear garden is mainly laid to lawn and includes a paved patio area, ideal for outdoor dining. At the borders there are well-tended trees, plants and flower beds adding natural beauty and privacy, while a paved sun trap at the rear of the garden offers the perfect spot to relax and unwind. There is gated rear access for added convenience.



Schools:

Oak Farm Infant and Junior School 0.3 miles
St Bernadette Catholic Primary School 0.6 miles
Vyners School 1.0 miles



Train:

Hillingdon Station 0.4 miles
Ickenham Station 1.0 miles
Uxbridge Station 1.4 miles



Car:

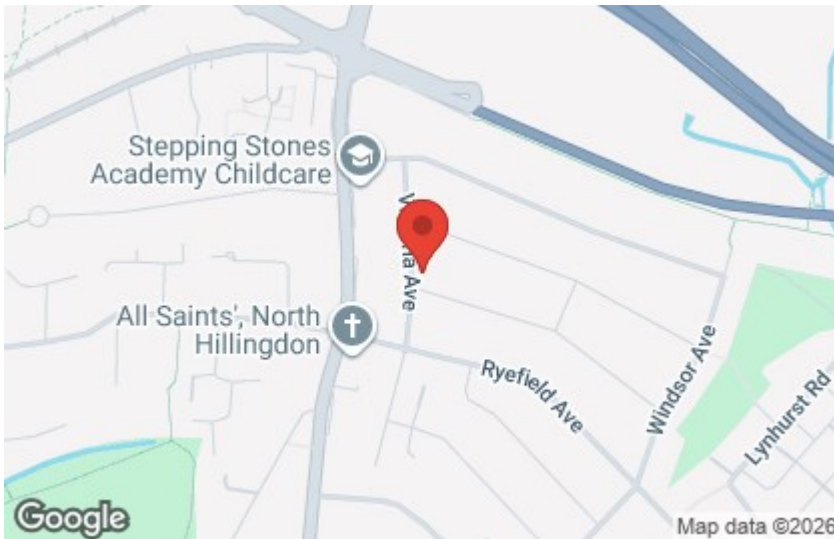
M4, A40, M25, M40



Council Tax Band:

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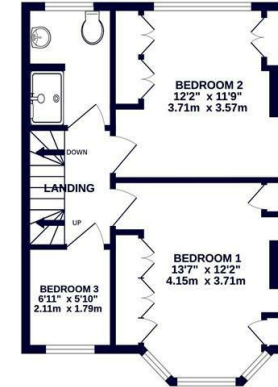
(Distances are straight line measurements from centre of postcode)



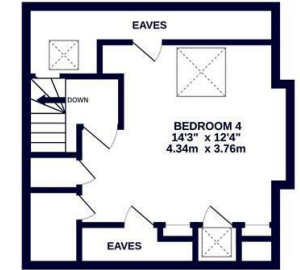
GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 sq.m.) approx.

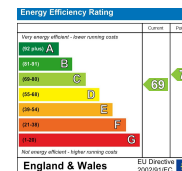
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.