

# Snowden Avenue

Hillingdon • Middlesex • UB10 0SE  
Offers In Excess Of: £440,000



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Situated on the popular Oak Farm, this mid-terrace house offers a perfect blend of modern living and spacious comfort with the ground floor comprises a 15ft living room, 15ft modern kitchen and 15ft conservatory. To the first floor there is a 16ft main bedroom, 9ft second bedroom and family bathroom. The front of the property has a paved driveway creating off street parking whilst the private rear garden has been landscaped and is mainly laid to lawn with a summer house at the rear.

Two bedroom house

Mid terrace

Oak Farm Location

15ft living room

15ft kitchen

15ft conservatory

16ft bedroom

Great transport links

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.





### Property

A well presented and modernised two bedroom mid terrace house offering generously proportioned rooms throughout. The ground floor comprises a 15ft living room, 15ft modern kitchen and 15ft conservatory. To the first floor there is a 16ft main bedroom, 9ft second bedroom and family bathroom.

### Location

Snowden Avenue is located on the ever popular Oak Farm offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded schools including St Bernadettes, Oak Farm, Swakeleys school for girls and Bishopshalt senior school. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge town centre with its array of shops and restaurants.

### Outside

The front of the property has a paved driveway creating off street parking whilst the landscaped private rear garden is mainly laid to lawn with a summer house at the rear.





### Schools:

St Bernadette Catholic Primary School 0.1 miles  
Swakeleys School for Girls 0.2 miles  
Oak Farm Infant School 0.3 miles



### Train:

Hillingdon Station 0.9 miles  
Uxbridge Station 1.4 miles  
Ickenham Station 1.5 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



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TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
		80	69
England & Wales		EPC 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.