

# Sutton Court Road

Hillingdon • Middlesex • UB10 9HW

Guide Price: £460,000



coopers  
est 1986

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A three bedroom, semi-detached home situated on Sutton Court Road, offered to the market with generously proportioned rooms throughout and no onward chain. Sutton Court Road, located on the ever popular Oak Farm offering access to a number of local amenities and transport links including the A40/ M40 with its links to London and the Home Counties are a short drive away. The property comprises 15ft living room, 11ft dining room, 14ft kitchen and additional storage. To the first floor, there is the 12ft main bedroom with fitted wardrobes, 14ft second bedroom with fitted wardrobes, 9ft third bedroom and family bathroom with a separate W/C. Outside, there is on street parking and a private rear garden mainly laid to lawn.

Three bedroom house

Semi-detached

Oak Farm

Potential to extend (S.T.P)

No onward chain

15ft living room

14ft kitchen

1053 square foot

Private rear garden

On 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.







Schools:



Train:



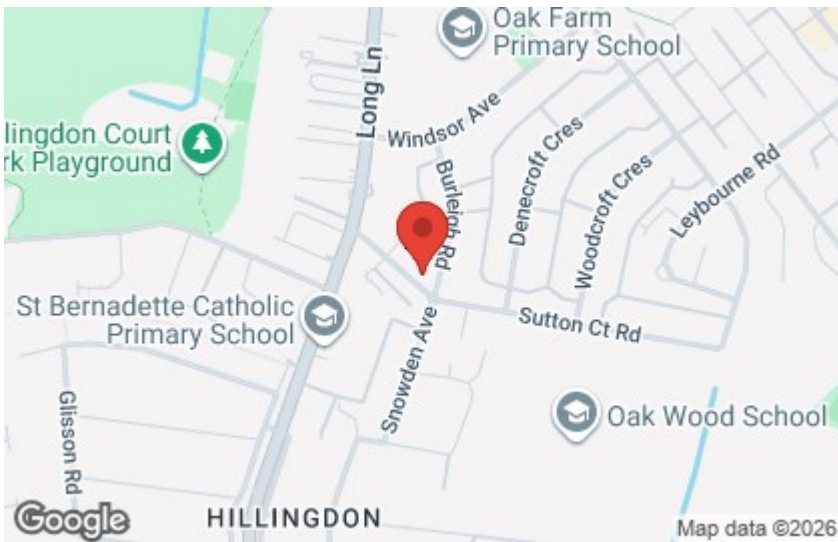
Car:

M4, A40, M25, M40

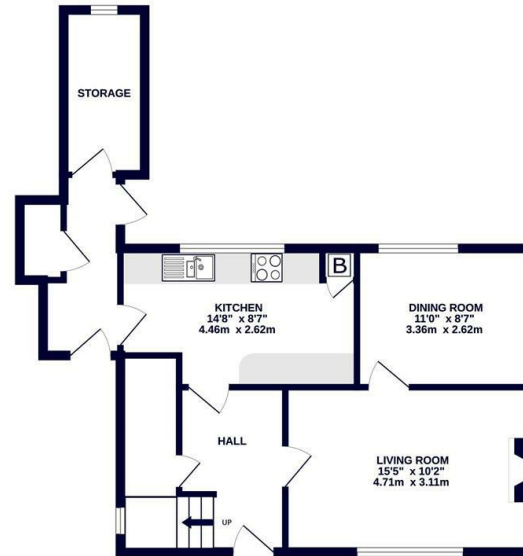


Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq.ft. (97.9 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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01895 230 103  
109 Hillingdon Hill, Hillingdon Village,  
Middlesex, UB10 0JQ  
hillingdon@coopersresidential.co.uk

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Energy Efficiency Rating	
Band	Score
A	92-100
B	82-91
C	72-81
D	62-71
E	52-61
F	42-51
G	1-41

Not energy efficient - Higher savings costs  
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.