

Floriston Avenue

Hillingdon • Middlesex • UB10 9EB

Guide Price: £475,000



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A three bedroom, end-terraced home that has been offered to the market with potential to extend subject to the usual planning consents. Situated on the highly sought after Oak Farm, Floriston Avenue draws in many prospective buyers as it offers easy access to highly-regarded and local amenities. For the commuter, the U2 bus stop is just a minutes walk away, while Hillingdon Tube station is under a mile away with its Metropolitan and Piccadilly lines. Uxbridge town centre is just a five minutes drive away. The ground floor of the property comprises 22ft living/dining room and 9ft kitchen. To the first floor, there is the 12ft main bedroom with fitted wardrobes, 10ft second bedroom with fitted wardrobes, 6ft third bedroom and family bedroom. Outside, there is off street parking and a south-facing private rear garden mainly laid to lawn with a 20ft garage.

Three bedroom house

End terrace

Oak Farm

No onward chain

Great transport links

22ft living/dining room

12ft main bedroom with fitted wardrobes

20ft garage

South-facing private rear garden

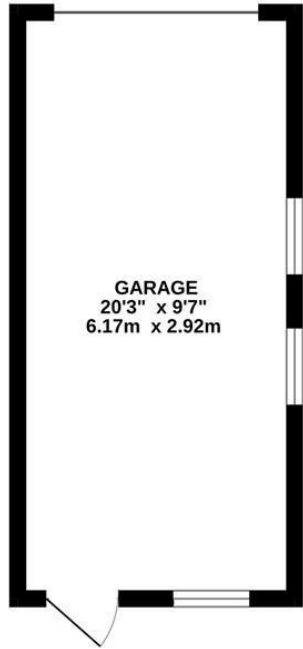
Off street parking

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.

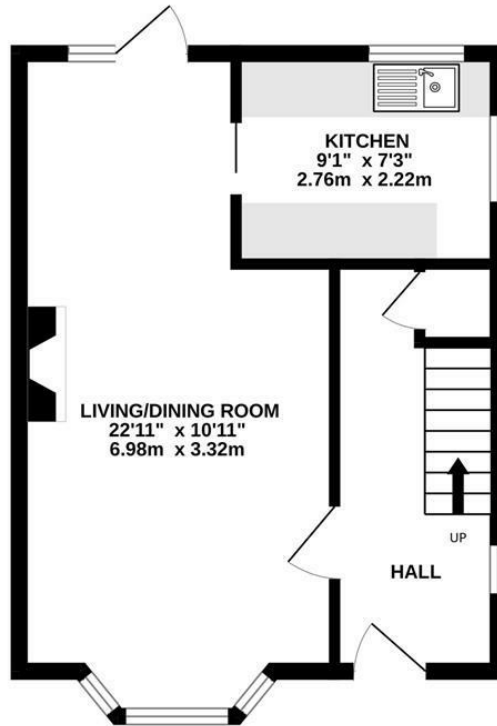




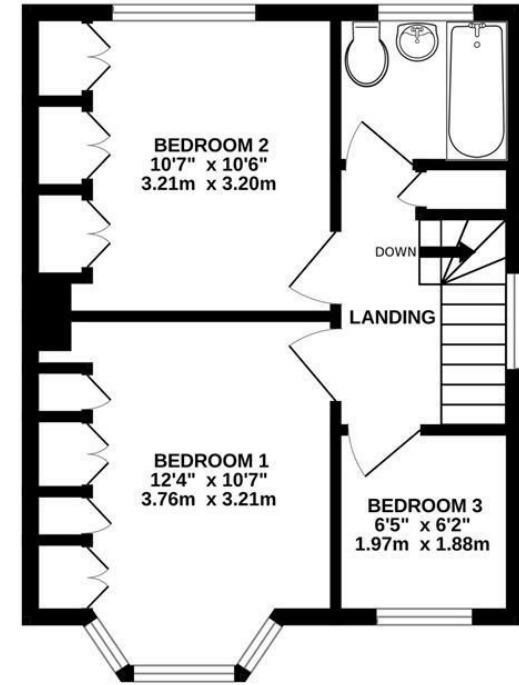
OUTBUILDING
194 sq.ft. (18.0 sq.m.) approx.



GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



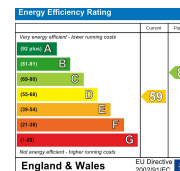
TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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