# The Larches

Hillingdon • Middlesex • UB10 0DW

Offers In Excess Of: £600,000



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A beautifully extended, three bedroom, terraced home situated on The Larches, a popular residential road just off Long Lane on the highly regarded Oak Farm. The property offers easy access to a number of sought after schools, local shops, Hillingdon Metropolitan/Piccadilly line train station and the A40/ M25 & M4 corridor providing easy connections to London and the Home Counties. Uxbridge Town Centre with its vast array of shops, restaurants and bars is approximately just over a mile away. The ground floor of the property comprises 13ft living room, additional W/C and an impressive 22ft kitchen/dining/family room with bifold doors leading directly into the garden. To the first floor, there is the 14ft second bedroom, 12ft third bedroom, family bathroom and a separate W/C. The loft has been converted into the 16ft main bedroom with ample eaves storage and a shower room. To the rear is a beautifully landscaped, private garden featuring paved patio areas ideal for outdoor entertaining, with the remainder laid to a well kept lawn. Externally, this home benefits from a large driveway providing plenty of off street parking.

Three bedroom house

Terraced

Extended

Oak Farm

Modernised throughout

22ft kitchen/dining/family room

Downstairs W/C

16ft main bedroom

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.











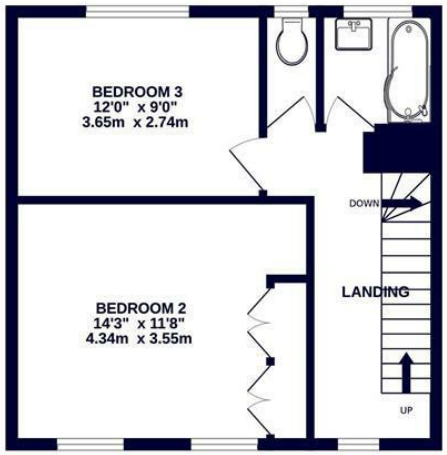





GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.




1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.




2ND FLOOR
373 sq.ft. (34.7 sq.m.) approx.




TOTAL FLOOR AREA : 1437 sq.ft. (133.5 sq.m.) approx.

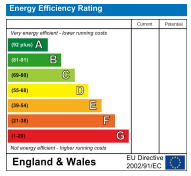
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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