

# Berkeley Road

Hillingdon • Middlesex • UB10 9DX

Guide Price: £450,000



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est 1986

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A three bedroom, terraced home offered to the market with potential to extend subject to the usual planning consents situated on a popular residential road within the Oak Farm in Hillingdon. Berkeley Road is a sought after residential road just off Long Lane, offering easy access to a number of highly regarded local schools, shops and transport links. The ground floor of the property comprises 16ft living room, 10ft kitchen and 10ft dining room with direct access to the private rear garden. To the first floor, there is the 12ft main bedroom, 10ft second bedroom with fitted wardrobes, 6ft third bedroom and family bathroom. Outside, there is off street parking and a landscaped, private rear garden mainly laid to lawn with a patio area across the back of the house. To the rear of the garden, there is the 18ft double garage with rear access.

Three bedroom house

Terraced

Oak Farm

Potential to extend (S.T.P)

16ft living room

10ft kitchen

12ft main bedroom

Off street parking

Private rear garden

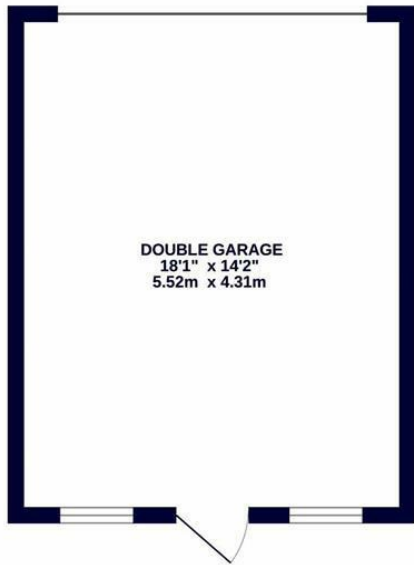
18ft double garage

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.

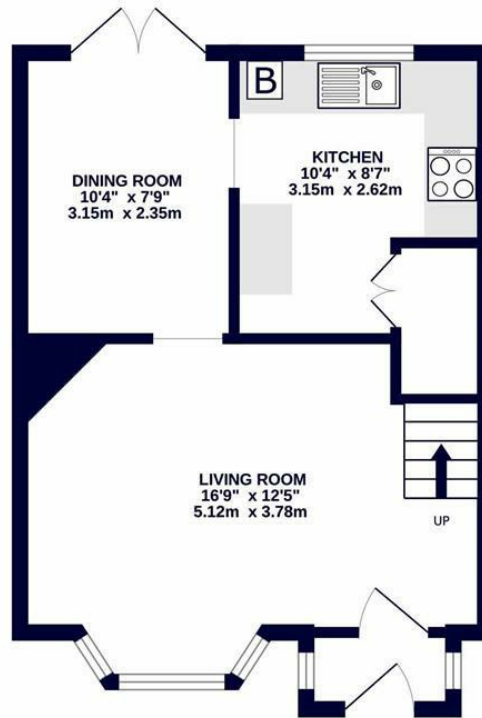




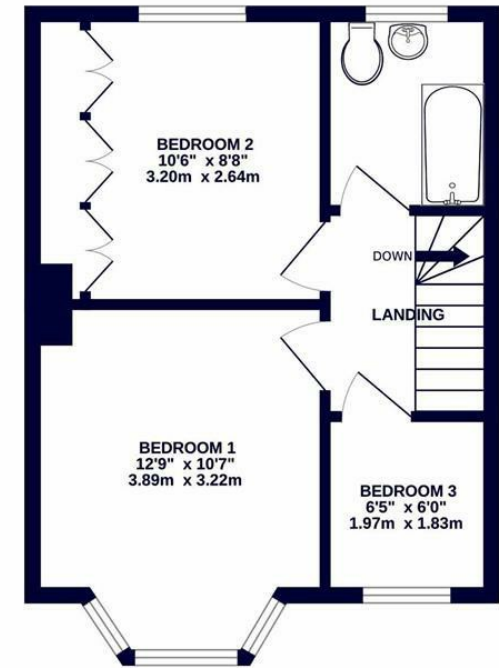
OUTBUILDING  
256 sq.ft. (23.8 sq.m.) approx.



GROUND FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



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



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
81	74
England & Wales	EU 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.