

Midhurst Gardens

Hillingdon • Middlesex • UB10 9DP
Guide Price: £485,000



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A three bedroom, mid-terraced house situated on a sought after residential road within the ever popular

Oak Farm which provides easy access to highly regarded primary schools, shops, bus links, the A40 and Hillingdon Tube station. Uxbridge town centre with its wide range of shopping facilities is just a short drive away. The property comprises 24ft living room, kitchen and utility room. To the first floor you will find the 13ft main bedroom, 10ft second bedroom with fitted wardrobes, 8ft third bedroom and family bathroom. Outside there is off street parking and a private rear garden with a 26ft garage/gym/office.

Three bedroom house

Mid-terraced

Oak farm

24ft kitchen/living/dining room

13ft main bedroom

10ft second bedroom with fitted wardrobes

Conveniently located

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.

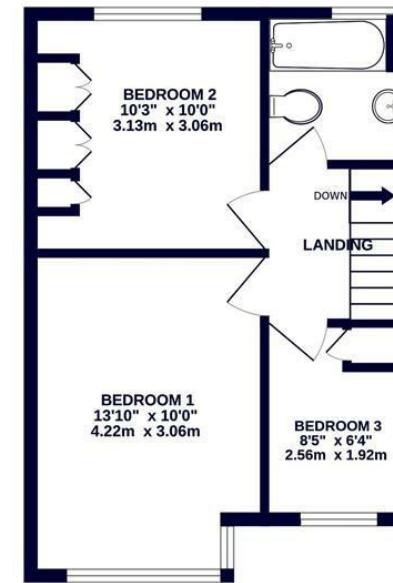
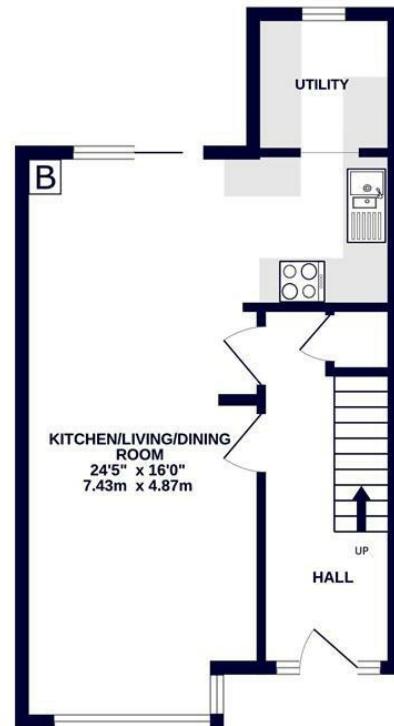
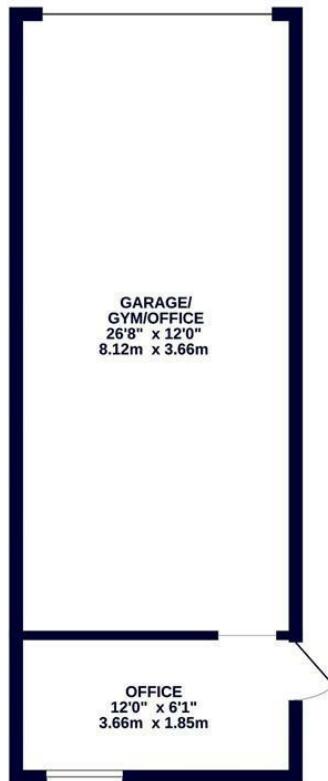




OUTBUILDING
392 sq.ft. (36.4 sq.m.) approx.

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1172 sq.ft. (108.8 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 |
| Very energy efficient - lower running costs | |
| 2014/15: A | |
| 2014/15: B | |
| 2014/15: C | |
| 2014/15: D | 71 |
| 2014/15: E | 80 |
| 2014/15: F | |
| 2014/15: G | |
| All energy efficient - higher running costs | |
| 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.