

# Merton Avenue

Hillingdon • Middlesex • UB10 9BN

Offers In Excess Of: £485,000



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A three bedroom end terraced house situated on Merton Avenue, one of the Oak Farms most sought after roads close to a variety of schools, bus/road links, shops and Hillingdon tube station. The property comprises 14ft dining room, 12ft living room and 12ft kitchen. To the first floor you will find the 14ft main bedroom, 12ft second bedroom, 7ft third bedroom and family bathroom. Outside there is off street parking and a private rear garden.

Three bedroom house

End terraced

Oak farm

Great transport links

14ft dining room

14ft main bedroom

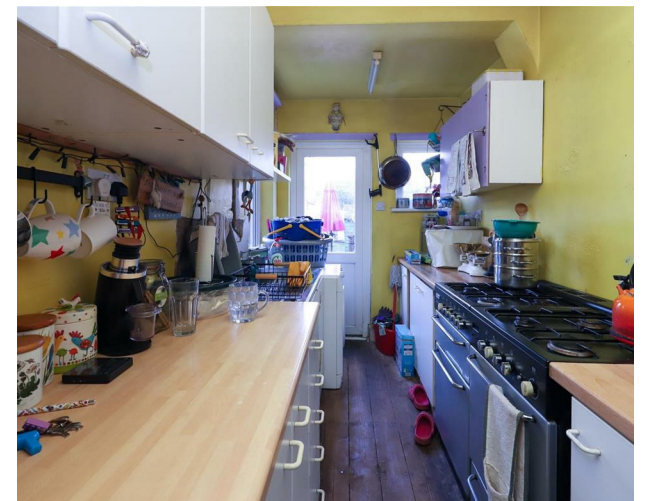
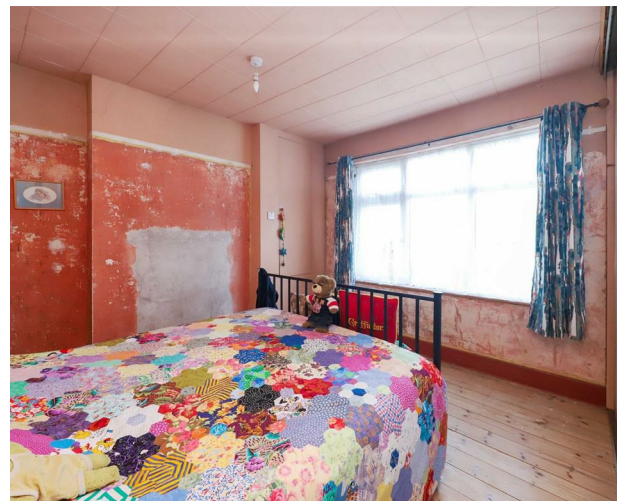
12ft Second bedroom

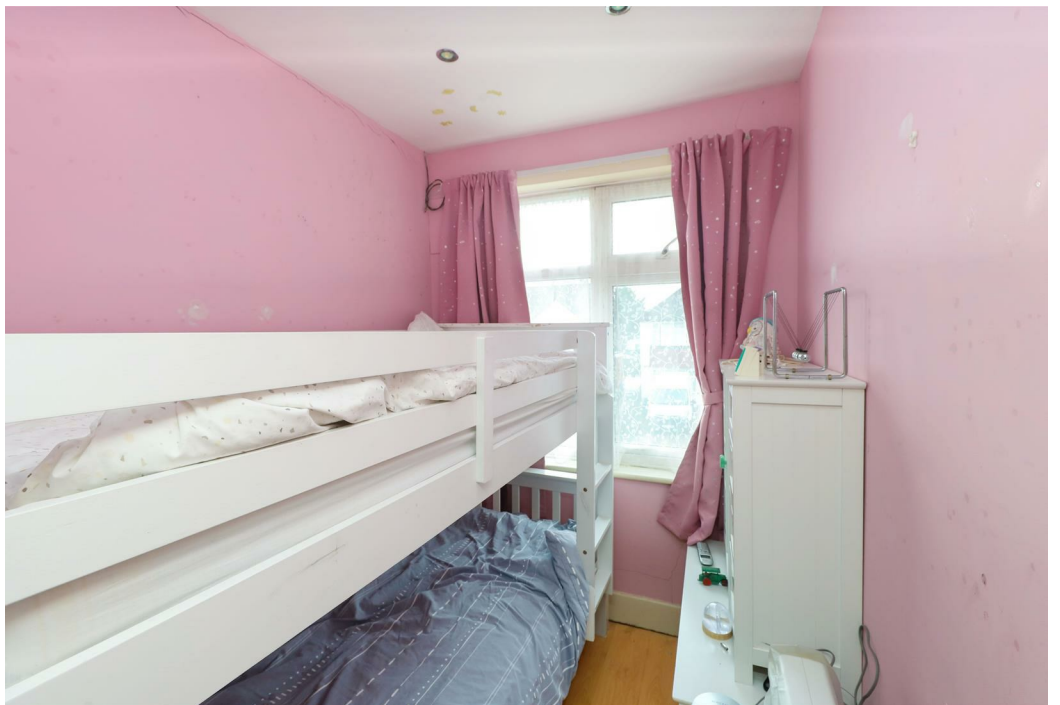
Potential to extend (S.T.P)

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.

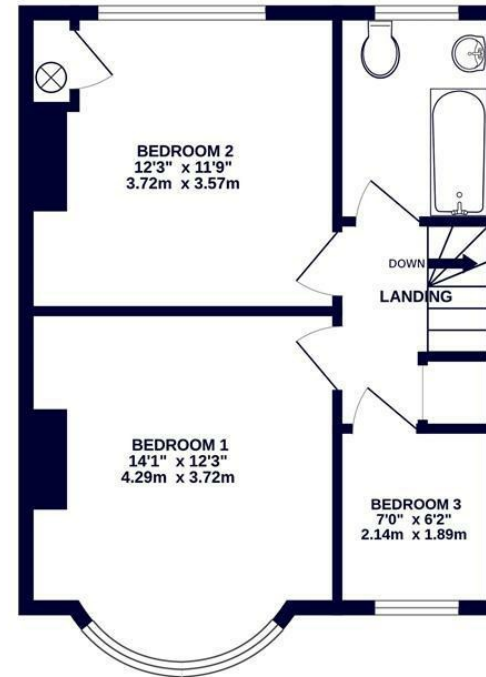




GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



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TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

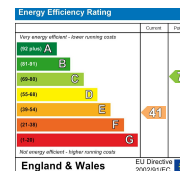
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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