

Clifton Gardens

Hillingdon • Middlesex • UB10 0EZ

Guide Price: £450,000



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A three bedroom semi detached home situated on a popular residential road offering spacious and generously proportioned rooms throughout. The property offers convenient access to several highly regarded local schools. It is also close to a variety of local shops, Hillingdon Metropolitan/Piccadilly line station, and the A40, providing easy links to London and the Home Counties. The ground floor comprises a 12ft living room and 15ft kitchen. To the first floor there is a 12ft main bedroom, 10ft second bedroom, 6ft third bedroom and family bathroom. Outside the property there is a paved driveway creating off street parking whilst the private rear garden is mainly laid to lawn.

Three bedroom house

Semi detached

Oak Farm

12ft living room

15ft kitchen

12ft bedroom

10ft bedroom

Great transport links

Private rear garden

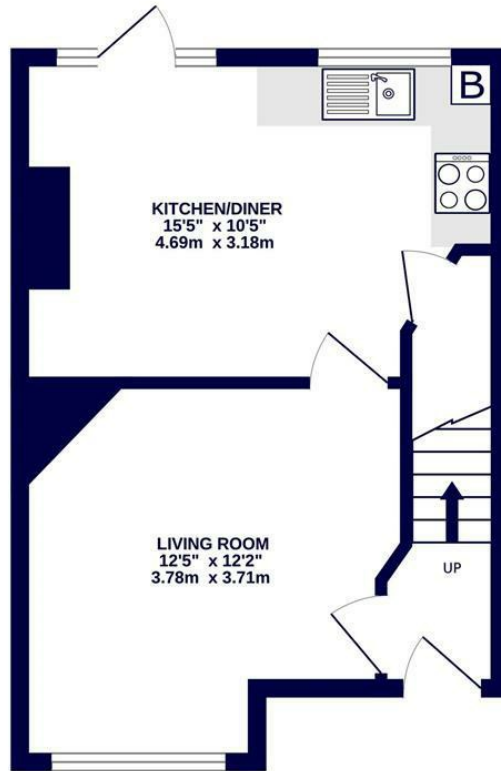
Off street parking

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.

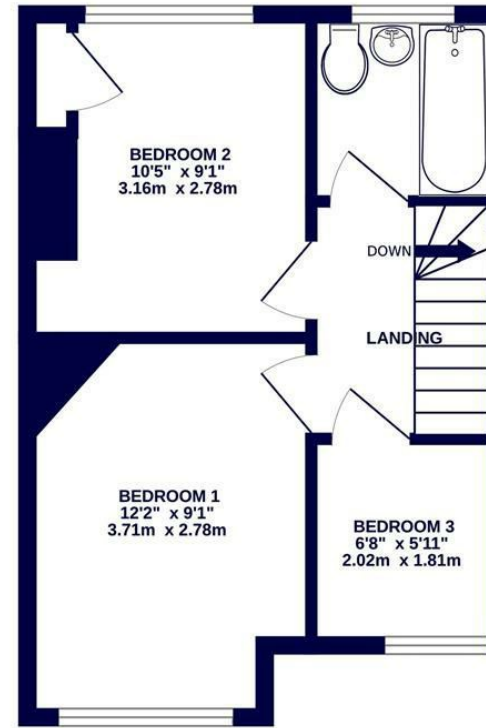




GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



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TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.

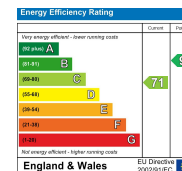
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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