

Merton Avenue

Hillingdon • Middlesex • UB10 9BN

Guide Price: £500,000



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A three bedroom house situated on Merton Avenue, a sought after residential road within the Oak Farm development just off Long Lane, offering easy access to a number of highly regarded local schools, numerous local shops, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. The ground floor of the property comprises a 13ft living room, 18ft kitchen/diner, with an extended utility room and shower room. To the first floor is the 13ft main bedroom, 12ft second bedroom, 9ft third bedroom and family bathroom. Outside there is front and rear gardens along with a 15ft carport and 12ft workshop.

Three bedroom house

Semi-detached

Oak Farm

Great transport links

13ft living room

18ft kitchen/diner

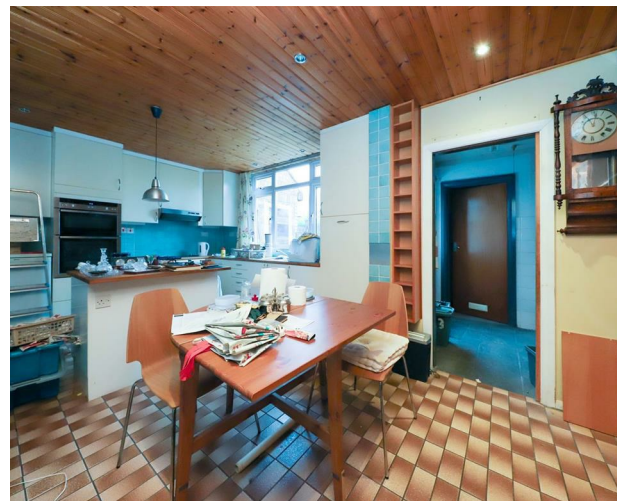
13ft main bedroom

12ft second bedroom

Private rear garden

Potential to extend (S.T.P)

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.





Property

A spacious three bedroom semi-detached house situated on a sought after road on the Oak Farm. The ground floor of the property comprises a 13ft living room, 18ft kitchen/diner, with an extended utility room and shower room. To the first floor is the 13ft main bedroom, 12ft second bedroom, 9ft third bedroom and family bathroom.

Outside

The front of the property is paved throughout with the potential to create off street parking with side access to the private rear garden. The rear garden also benefits from a 15ft carport and 12ft workshop.

Location

Merton Avenue is a sought after residential road within the Oak Farm development just off Long Lane, offering easy access to a number of highly regarded local schools including Oak Farm, Ryefield and St Bernadettes, numerous local shops including Marks & Spencer, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links 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.



Schools:

Oak Farm Infant and Junior School 0.3 miles
 St Bernadette Catholic Primary School 0.6 miles
 Vyners School 1.0 miles



Train:

Hillingdon Station 0.4 miles
 Ickenham Station 1.0 miles
 Uxbridge Station 1.4 miles



Car:

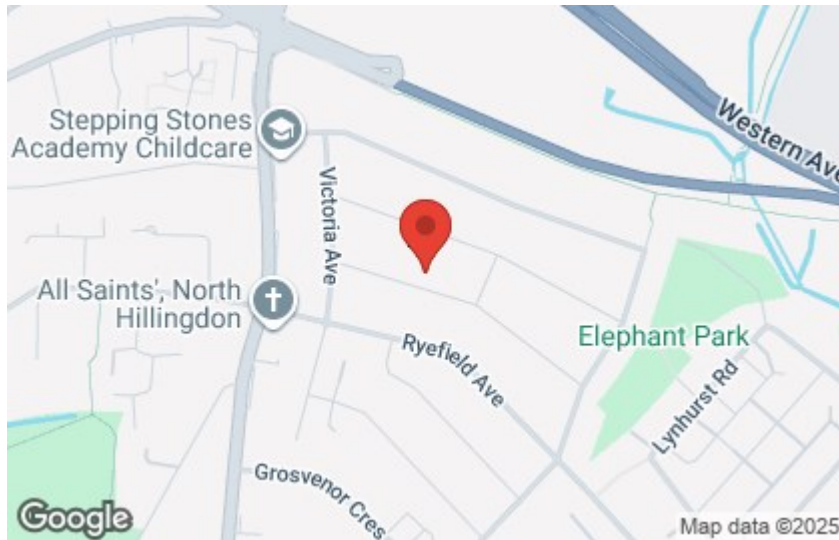
M4, A40, M25, M40



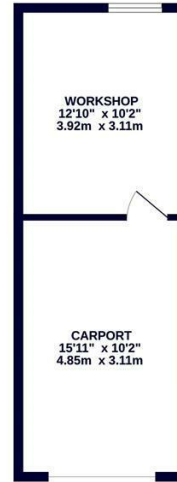
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



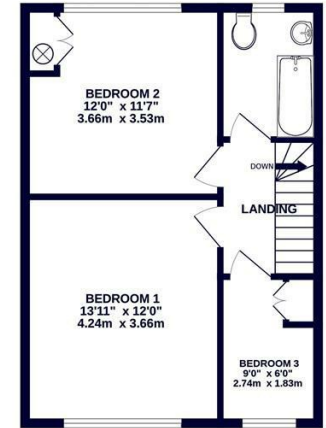
OUTBUILDING
 294 sq.ft. (27.3 sq.m.) approx.



GROUND FLOOR
 524 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
 456 sq.ft. (42.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1276 sq.ft. (118.5 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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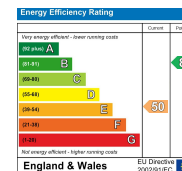
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01895 230 103

109 Hillingdon Hill, Hillingdon Village,
 Middlesex, UB10 0JQ

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



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