

# Midhurst Gardens

Hillingdon • Middlesex • UB10 9DW

Offers In Excess Of: £225,000



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A one bedroom, first floor maisonette situated on Midhurst Gardens, 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 is just a short drive away. The property offers spacious landing, with doors leading to 12ft living room, 10ft bedroom, 6ft kitchen and main bathroom. Outside, there is an allocated parking space.

One bedroom maisonette

First floor

Sought after location

Oak Farm

12ft living room

6ft kitchen

10ft bedroom

No onward chain

Great transport links

Designated parking space

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 one bedroom, first floor maisonette situated on Midhurst gardens offered to the market with no onward chain. The property offers spacious landing, with doors leading to 12ft living room, 10ft bedroom, 6ft kitchen and main bathroom.

### **Location**

Midhurst Gardens is a sought after residential road within the ever popular Oak Farm which provides easy access to highly regarded primary schools including St.Bernadettes, Oak Farm and Ryefield, 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.

### **Outside**

The property offers off street parking.



### Schools:

Ryefield Primary School 0.3 miles  
Oak Farm Junior School 0.4 miles  
St Helens College 0.8 miles



### Train:

Hillingdon Station 0.8 miles  
Ickenham Station 1.2 miles  
Uxbridge Station 1.6 miles



### Car:

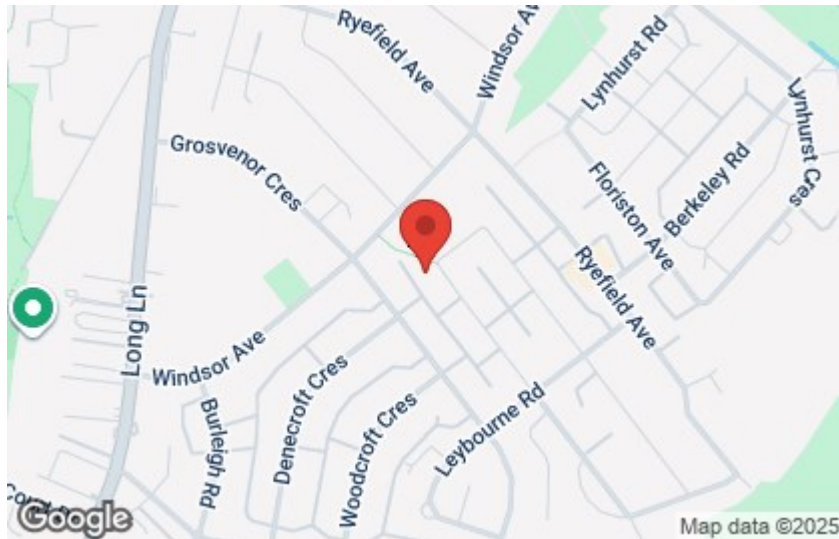
M4, A40, M25, M40



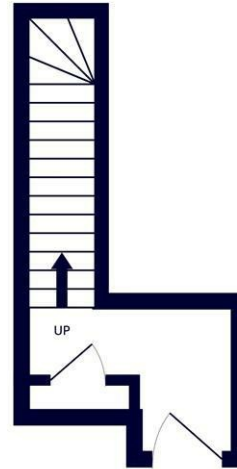
### Council Tax Band:

B

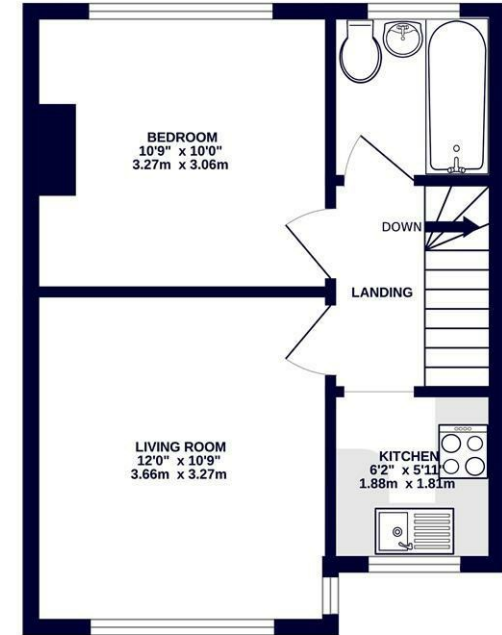
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
67 sq.ft. (6.2 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.5 sq.m.) approx.



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TOTAL FLOOR AREA : 417 sq.ft. (38.7 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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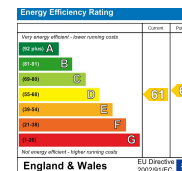
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01895 230 103

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

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



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