

Sutton Court Road

Hillingdon • Middlesex • UB10 9HT

Guide Price: £500,000



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A three bedroom, semi-detached home situated on Sutton Court Road, located on the ever popular Oak Farm offering access to a number of local amenities. The A40/ M40 with its links to London and the Home Counties are a short drive away. The property comprises 12ft living room and 16ft kitchen/dining room. The first floor comprises 12ft main bedroom, 10ft second bedroom, 7ft third bedroom and family bathroom. Outside, there is off street parking and private rear garden mainly laid to lawn.

Three bedroom house

Semi-detached

Oak Farm

No onward chain

Potential to extend (S.T.P)

12ft living room

16ft kitchen/dining room

12ft main bedroom

Off street parking

South-facing rear garden

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 three bedroom, semi-detached house that has been offered to the market with no onward chain and the potential to extend subject to the usual planning consents. The ground floor of the property comprises entrance hall with doors leading to the 12ft living room and 16ft kitchen/dining room. To the first floor, there is the 12ft main bedroom, 10ft second bedroom, 7ft third bedroom and family bathroom.

Location

Sutton Court Road is located on the ever popular Oak Farm offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded local schools including St Bernadettes, Oak Farm, Swakeleys school for girls, Oak Wood School and Bishopshalt senior school. The A40/ M40 with its links to London and the Home Counties are a short drive away.

Outside

This home offers off street parking for several cars, whilst the side access takes you directly into the private rear garden. The south-facing, landscaped garden has been mainly laid to lawn.



Schools:

Oak Wood Senior School 0.1 miles
Swakeleys School for girls 0.2 miles
Oak Farm Infant School 0.3 miles



Train:

Hillingdon station 0.9 miles
Uxbridge station 1.4 miles
Ickenham station 1.5 miles



Car:

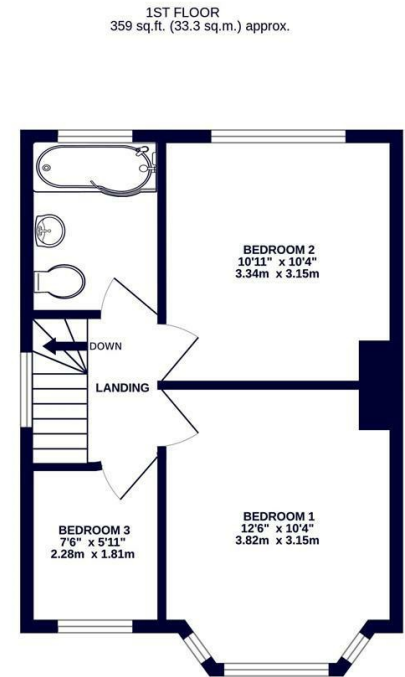
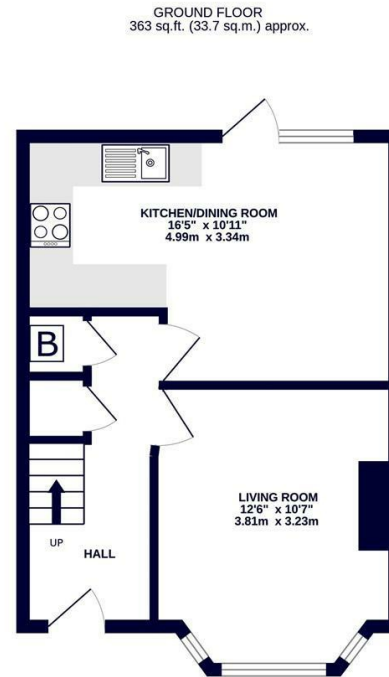
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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TOTAL FLOOR AREA: 721 sq.ft. (67.0 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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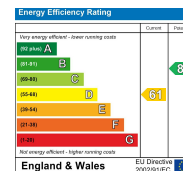
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01895 230 103

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

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



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