Merton Avenue

Hillingdon • Middlesex • UB10 9BL

Offers In Excess Of: £524,000



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A three bedroom, terraced home that has been offered to the market with generously proportioned rooms throughout ideal for families. Situated on Merton Avenue, a sought after residential road offering easy access to a number of highly regarded local schools, numerous local shops and Hillingdon Metropolitan/Piccadilly line train station is within walking distance. Uxbridge Town Centre is just over a mile away. The property comprises porch, entrance hall with doors leading to the 13ft living room, 18ft dining room and 12ft kitchen with direct access into the rear garden. The first floor features the 13ft main bedroom, 11ft second bedroom, 7ft third bedroom with fitted wardrobes and family bathroom. Outside there is ample off street parking and a south-facing, landscaped, private rear garden mainly laid to lawn with a block-paved patio area across the back of the house. To the rear of the garden, there is a 17ft garden studio with a fitted kitchen and shower room.

Three bedroom home

Annexe

Extended

Oak Farm

13ft living room

18ft dining room

13ft main bedroom

Off street parking

South-facing private rear garden

17ft garden studio

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.











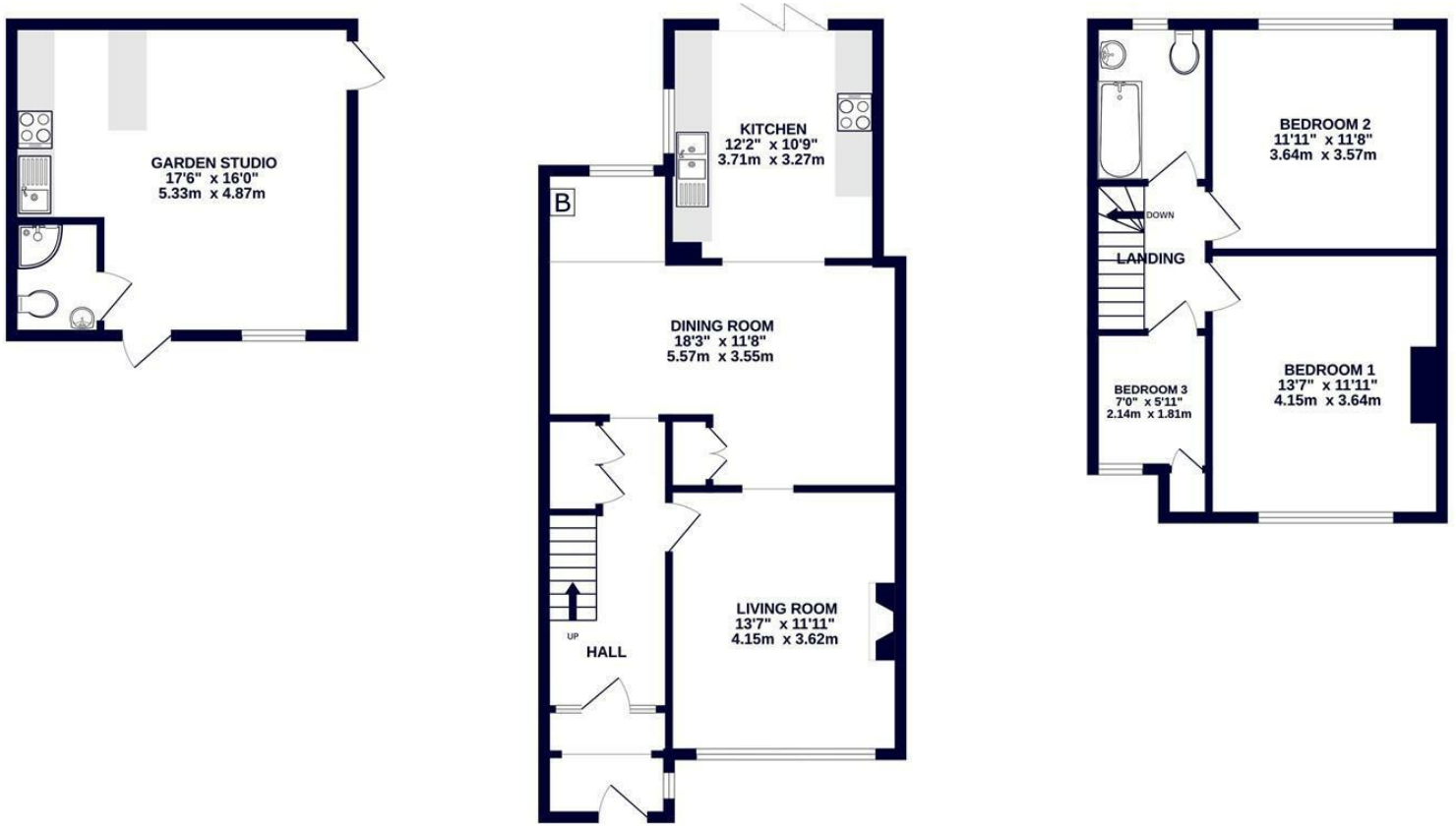




OUTBUILDING
279 sq.ft. (25.9 sq.m.) approx.

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.

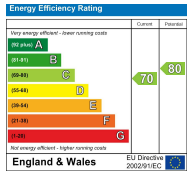


TOTAL FLOOR AREA : 1354 sq.ft. (125.8 sq.m.) approx.

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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