# Victoria Avenue

Hillingdon • Middlesex • UB10 9AJ

Guide Price: £575,000



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A beautifully presented three-bedroom semi-detached house, which has been thoughtfully updated and immaculately maintained by the current owners to create a stylish and comfortable home. Situated on a sought-after road within the Oak Farm development, just off Long Lane, the property is ideally located for a number of highly regarded local schools, including Oak Farm, Ryefield, Vyners and St Bernadette's. There are also a variety of shops and amenities nearby, including Marks & Spencer, while Hillingdon Metropolitan and Piccadilly Line station is within easy reach, providing excellent transport links. The accommodation comprises a spacious entrance hallway, a 13ft living room and an impressive 18ft kitchen/diner, together with a ground-floor shower room. To the first floor are three well-proportioned bedrooms, measuring approximately 13ft, 12ft and 7ft respectively, along with a family bathroom. Further space is provided by a useful boarded and carpeted 18ft loft room, accessed via a pull-down ladder, offering excellent additional space for a home office, hobby room or storage. Externally, the property benefits from off-street parking for two cars to the front with EV charging point, while the rear features a low-maintenance garden.

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Three Bedroom House

Semi Detached

Oak Farm

13ft living room

18ft Kitchen/Diner

Downstairs Shower Room

13ft Master Bedroom

11ft Loft Space

Off Street Parking with EV charging point

Low maintenance 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.







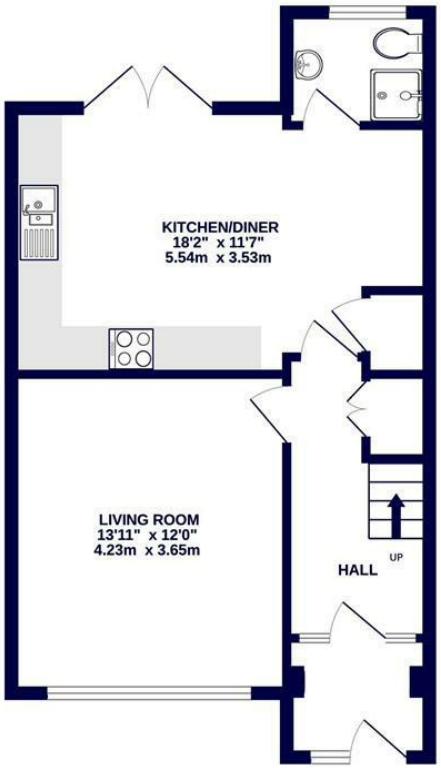




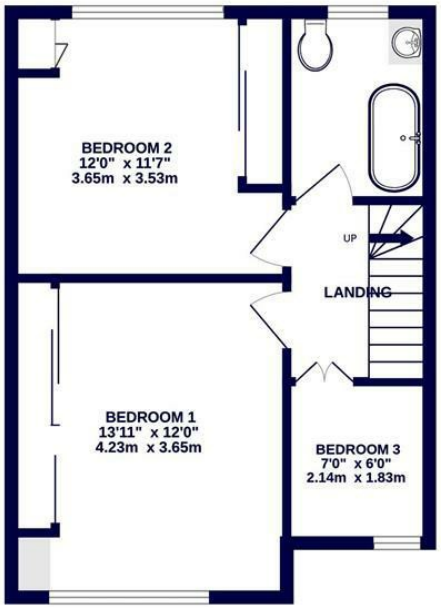




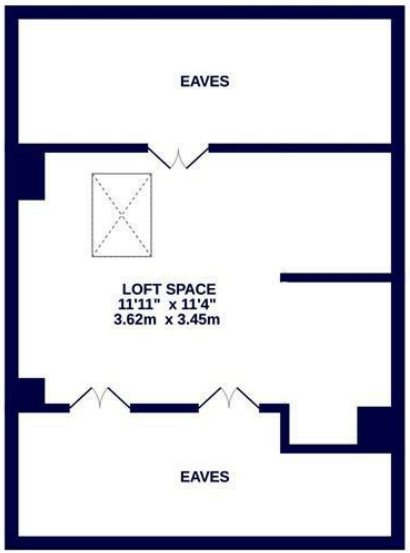
GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.




1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.




2ND FLOOR
382 sq.ft. (35.4 sq.m.) approx.




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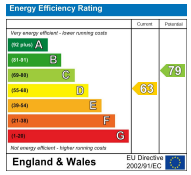
TOTAL FLOOR AREA : 1334 sq.ft. (124.0 sq.m.) approx.

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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