

Oakleigh Road

Hillingdon • Middlesex • UB10 9EL

POA:



coopers
est 1986

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ANOTHER PROPERTY SOLD BY COOPERS. An extended and well maintained four bedroom end of terrace house situated on the ever popular Oak Farm offering access to a variety of local sought after schools, bus/road links and Hillingdon tube station. The property briefly comprises an 11ft living room, 10ft dining room, 6ft kitchen, 17ft family room, 8ft bedroom, 10ft conservatory, 11ft master bedroom, 11ft second bedroom, 6ft third bedroom and family bathroom.

ANOTHER PROPERTY SOLD BY COOPERS

Four bedroom house

Extended

No onward chain

Oak Farm location

11ft living room

17ft family room

10ft dining room

Off street parking

10ft conservatory

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

An extended four bedroom end of terrace house that has been well maintained by the current owners making it ready to move straight into. The ground floor of the property comprises an 11ft living room, 10ft dining room, 6ft kitchen, 17ft family room, 8ft bedroom and 10ft conservatory. To the first floor there is an 11ft master bedroom, 11ft second bedroom, 6ft third bedroom and family bathroom.

Outside

The front of the property has been paved creating off street parking. To the rear of the house is a private garden that is mainly laid to lawn with a variety of flowers and plants at the borders. The garden benefits a decking area across the rear of the house. The property benefits from gated rear access.

Location

Oakleigh Road is located on the ever popular Oak Farm, notorious for its popularity with local families due to it's easy access to the highly regarded St.Bernadettes and Oak Farm primary schools. The property is within easy reach of local shops, bus links, the A40 and Hillingdon Tube station, which both provide a direct route in central London. Uxbridge town centre with its wide range of shopping facilities is just a short drive away.





Schools:

Ryefield Junior School 0.3 miles
Oak Farm infants and Junior School 0.5 miles
Swakeleys School for Girls 0.7 miles



Train:

Hillingdon 0.7 miles
Ickenham 1 mile
Uxbridge 2.5 miles



Car:

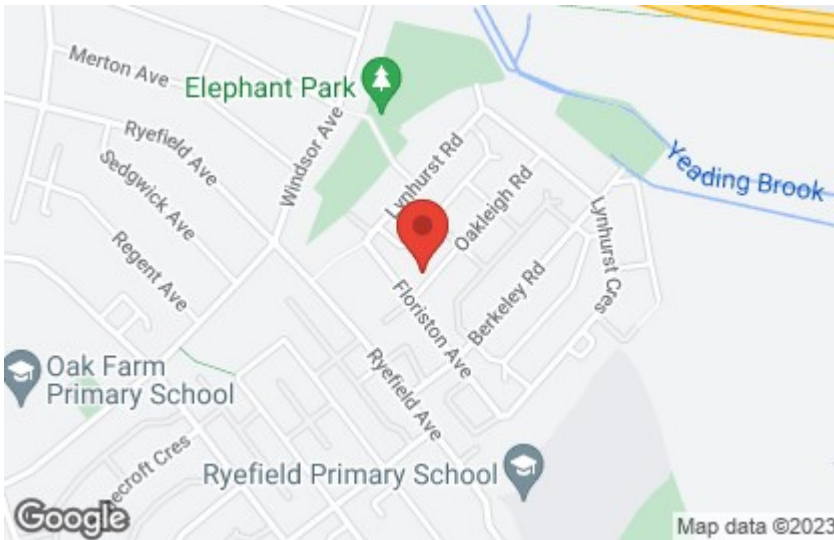
M4, A40, M25, M40



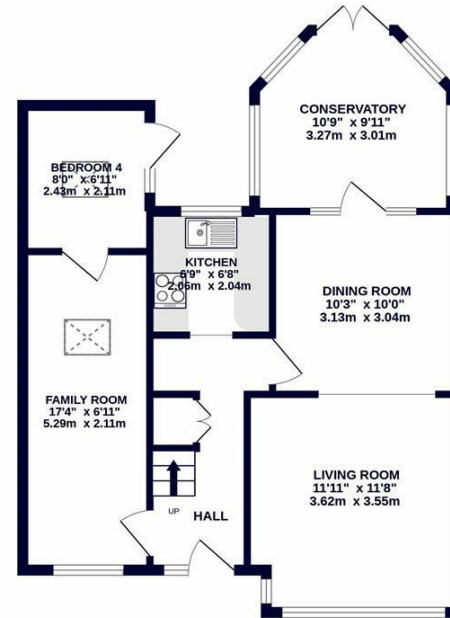
Council Tax Band:

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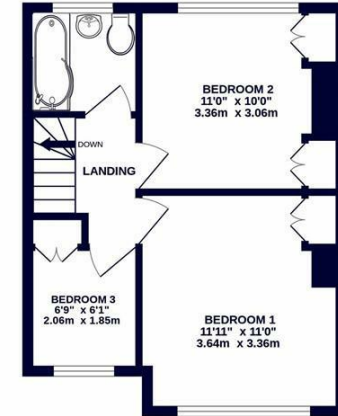
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Very poor energy efficiency - highest running costs	G		
Not energy efficient - higher running costs			
England & Wales		86	67
EU Directive 2002/91/EC			

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.