

# Victoria Avenue

Hillingdon • Middlesex • UB10 9AH

Guide Price: £675,000



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est 1986

# Victoria Avenue

Hillingdon • Middlesex • UB10 9AH

A four bedroom semi detached house situated on Victoria Avenue that offers spacious and flexible accommodation with the potential to create a self contained annexe (s.t.p). The property comprises hallway with doors leading 13ft lounge, 24ft kitchen/dining room, utility room & W/C. To the first floor there is a 14ft main bedroom with fitted wardrobes, 12ft second bedroom, 13ft third bedroom with shower room, 7ft third bedroom and family shower room. Outside there is off street parking leading to the 14ft garage and private rear garden.

Four bedroom house

Semi detached

Own drive to garage

Oak Farm

13ft lounge

24ft kitchen/dining room

14ft main bedroom

12ft second bedroom

Private rear garden

Potential for self contained annexe (s.t.p)

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 four bedroom semi detached house situated on a sought after road just off of Long Lane that has been extended creating a spacious and flexible family home with the possibility of creating a self contained annexe (s.t.p). The property comprises hallway with doors leading 13ft lounge, 24ft kitchen/dining room, utility room & W/C. To the first floor there is a 14ft main bedroom with fitted wardrobes, 12ft second bedroom, 13ft third bedroom with shower room, 7ft third bedroom and family shower room.

### Outside

The front of the property has off street parking for numerous vehicles whilst offering access to the 14ft garage. The private rear garden is mainly laid to lawn with a patio area across the rear of the house.

### Location

Victoria Avenue is a sought after residential road within the Oak Farm development just off Long Lane, offering easy access to a number of highly regarded local schools including Oak Farm, Ryefield and St Bernadettes, numerous local shops including Marks & Spencer, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. Uxbridge Town Centre with its vast array of shops, restaurants and bars is approximately just over a mile away.





### Schools:

Oak Farm Infant and Junior School 0.3 miles  
St Bernadette Catholic Primary School 0.6 miles  
Vyners School 1.0 miles



### Train:

Hillingdon Station 0.4 miles  
Ickenham Station 1.0 miles  
Uxbridge Station 1.4 miles



### Car:

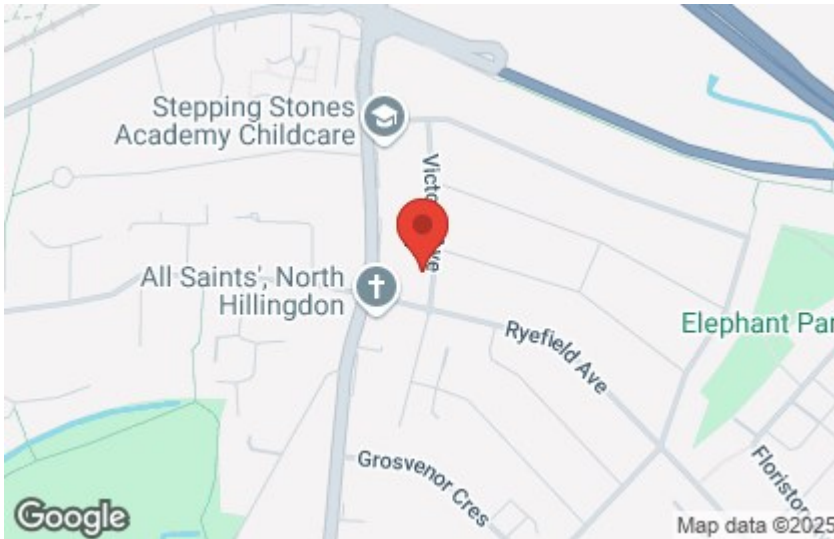
M4, A40, M25, M40



### Council Tax Band:

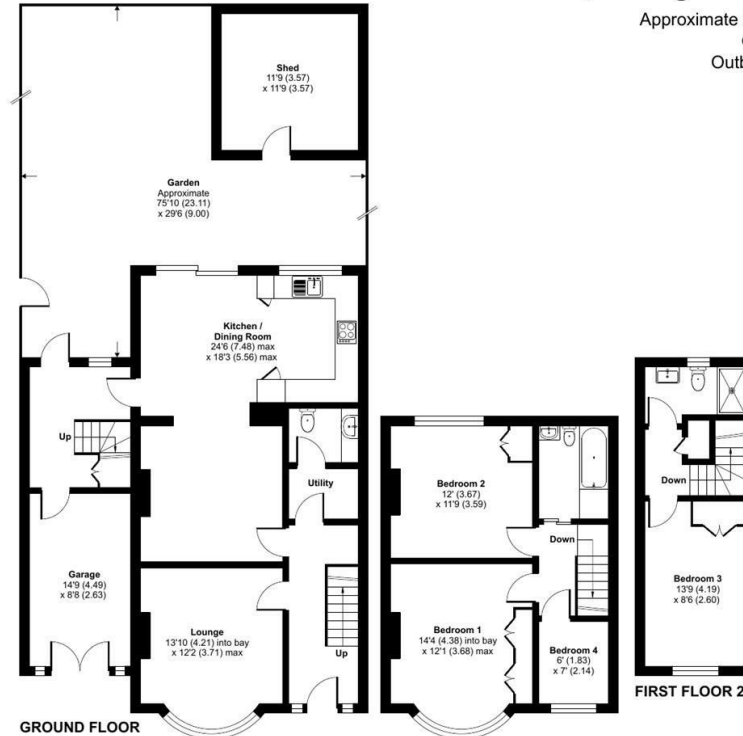
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(Distances are straight line measurements from centre of postcode)



## Victoria Avenue, Hillingdon, Uxbridge, UB10

Approximate Area = 1470 sq ft / 136.5 sq m  
Garage = 128 sq ft / 11.8 sq m  
Outbuilding = 137 sq ft / 12.7 sq m  
Total = 1735 sq ft / 161 sq m  
For identification only - Not to scale



GROUND FLOOR  
FIRST FLOOR 1  
FIRST FLOOR 2  
RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		

England & Wales  
EPC Directorate  
2022/01/18

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.