

Sedgwick Avenue

Hillingdon • Middlesex • UB10 9DF

Guide Price: £625,000



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An extended and well-presented three-bedroom semi-detached house on Sedgwick Avenue, a sought-after road within the Oak Farm development. Ideally located for highly regarded schools, local shops, Hillingdon Underground Station (Metropolitan and Piccadilly lines), and the A40, with Uxbridge Town Centre just over a mile away. The property comprises a spacious entrance hall, 12ft living room, 14ft family room, 21ft kitchen/diner, utility room, and downstairs shower room with W/C. The first floor offers a 13ft main bedroom, 10ft second bedroom, 9ft third bedroom, and family bathroom. Stairs lead to a 10'4" x 10'2" loft area with eaves, providing useful additional space. Outside, the property benefits from its own driveway leading to an 11ft garage and a generous private rear garden, mainly laid to lawn, with a paved patio area ideal for outdoor seating.

Three bedroom house

Semi detached

Extended

Oak Farm location

21ft kitchen/diner

Downstairs W/C and shower

Utility room

13ft main bedroom

Off street parking

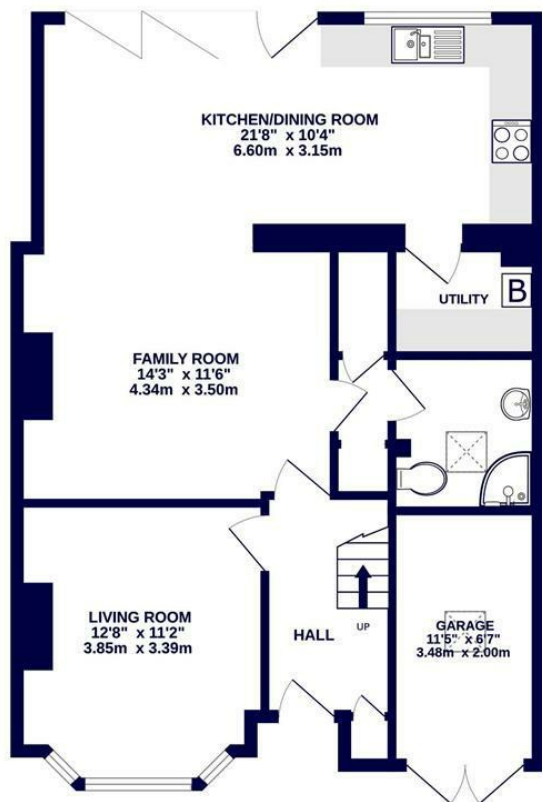
11ft garage / storage

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.





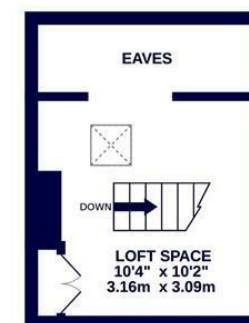
GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR
138 sq.ft. (12.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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.

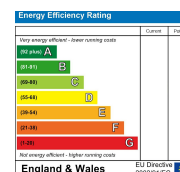
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