

1 Bed Flat

£235,000



## Midhurst Gardens UB10 9DN

Charrison Davis bring to the market a one bedroom second floor flat in one of Hillingdon's most sought after locations, the Oak Farm Estate. The property is situated close to both Hillingdon Station and local amenities and schools.

Ideal investment or first time purchase.

## Accommodation

One Bedroom

Second Floor Flat

Oak Farm Development

No Upper Chain

Close to Local Schools /  
Stations

Great Investment  
Opportunity

Brick Built Shed / Storage

## Ground Floor

**Entrance** - Secure entry system to main stairwell.

## Second Floor

**Reception Room** - 15' 8" x 10' 9" (4.8m x 3.3m) Fitted carpet, fireplace and double glazed window.

**Kitchen** - Vinyl flooring . Fitted base units with worktops to include a single drainer sink unit, freestanding cooker and hob, space for fridge/freezer, plumbing for washing machine and part tiled walls.

**Bedroom** - 12' 1" x 10' 5" (3.7m x 3.2m) Fitted carpet and double glazed window.

**Bathroom** - Vinyl flooring. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and part tiled walls. Frosted double glazed window.

## Exterior

**Communal Grounds** - Communal gardens consisting of lawn area and access to brick built storage shed.

**Tenure** - Leasehold - 125 Years from 31 October 1994

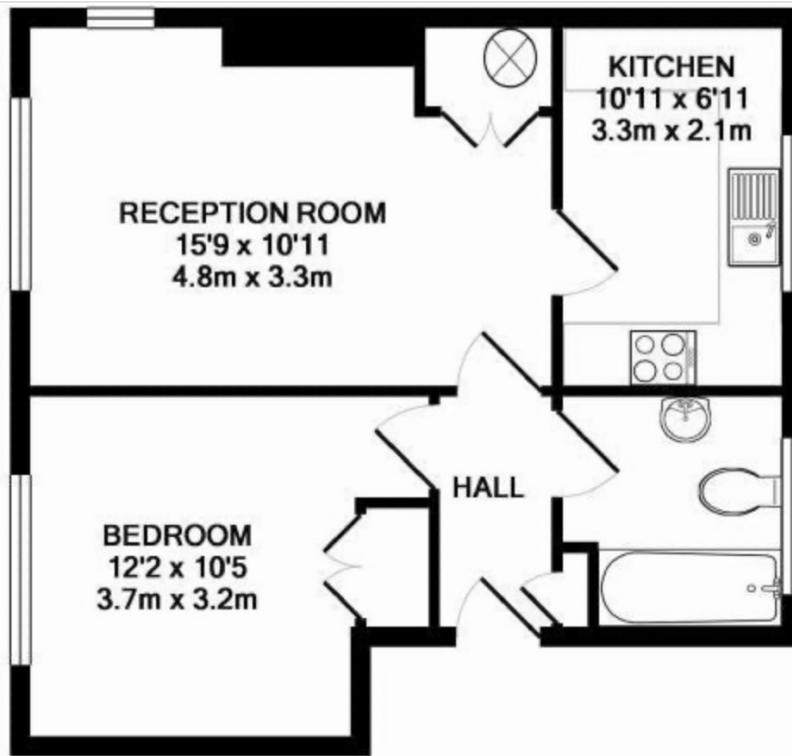
**Council Tax** - London Borough of Hillingdon Band B

**About Hillingdon** - Hillingdon is a suburban area within the London Borough of Hillingdon and was an ancient parish in the county of Middlesex that originally included the market town of Uxbridge. During the 1920s Hillingdon experienced a rapid increase in population and was absorbed by Uxbridge Urban District in 1929 and is now part of Greater London. The A40 (Western Avenue) gives access to Central London and was rerouted in the early 1990s allowing traffic to flow without interruption at the junction of Hillingdon Circus. Hillingdon tube station was demolished in order for the new road to be constructed, and a new station was opened in 1994. Hillingdon tube station is served by the Metropolitan and Piccadilly lines.

Hillingdon is home to the Hillingdon Hospital NHS Foundation Trust and is bordered to the far south by London Heathrow Airport and Stockley Business Park with its Championship Golf course, set in 240 acres of rolling countryside.

Primary schools in Hillingdon include Oak Farm Juniors, St Bernadette's Roman Catholic Primary School, Hillingdon Primary and Ryefield Primary. Secondary schools include Abbotsfield School for Boys, Bishopshalt School, Vyners School and Swakeleys School for Girls.





TOTAL APPROX. FLOOR AREA 436 SQ.FT. (40.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59   D
39-54	E		
21-38	F	29   F	
1-20	G		