









Hazeldene Gardens, Hillingdon, UB10 9DJ

# £350,000

- Chain Free
- Large Private Rear Garden
- First Floor
- Good Condition Throughout
- 816 Sq Ft / 75.8 Sq M

- Two Double Bedroom Maisonette
- Sought After Oak Farm Location
- Catchment Area For Outstanding Local Schools
- Walking Distance to Underground Station
- Easy Access to A40/M40

## **Description**

This family house is a wonderful opportunity for those seeking a comfortable and inviting home. The property is in good condition and boasts a spacious light-filled reception room perfect space for relaxation and entertaining, a fitted kitchen, two generously sized bedrooms, the family bathroom is conveniently located, ensuring ease of access for all.

As you approach the property, you are greeted by a lovely front garden that leads you to the welcoming front door. To the rear, you will find a private garden, predominantly laid to lawn, offering a serene outdoor space for dining and entertainment.

### **Situation**

Hazeldene Gardens is situated within easy reach to a number of local schools including Oak Farm Primary School, St Bernadette Catholic school and Oak Wood secondary school. Hillingdon station just moments away with the metropolitan and Piccadilly giving easy links into Central London. There are bus links to Uxbridge with its multiple shopping facilities, restaurants and bars. For the motorist the A40/M40 is a short drive away, as well as Hillingdon Hospital, Brunel University and Heathrow Airport.



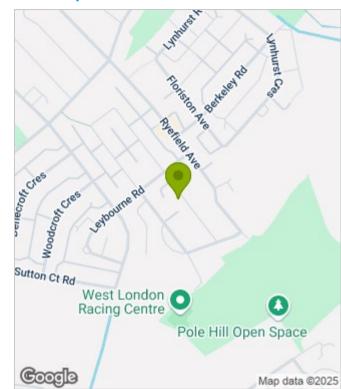




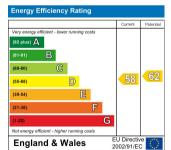
#### **Floor Plans**

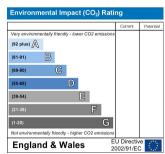
## Hazeldene Gardens, Uxbridge, UB10 Approximate Area = 816 sq ft / 75.8 sq m For identification only - Not to scale Kitchen Bedroom 3.83 x 3.06 4 08 min x 12'7 x 10'0 = Ceiling Height 2.72 max 13'5 x 8'11 **Ground Floor** Garden 17.05 x 8.15 55'11 x 26'9 Bedroom Reception Room 4.91 max x 3.83 max x 3.98 max 3.62 max 12'7 x 11'11 16'1 x 13'1 (Not Shown In Actual Location / Orientation) **Ground Floor** First Floor Floor plan produced in accordance with RICS Property Measurement Standards incorporating **O**ALLDAY International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. MILLER Produced for Allday & Miller.

## **Area Map**



## **Energy Performance Graph**





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