



- Three-bedroom semi detached family home
- Garage own drive
- Potential to extend (STPP)
- Desirable Oak Farm location

13 Merton Way, Hillingdon, Middlesex, UB10 9BW

Guide Price £575,000

Merton Way stands out as a spacious, well-appointed family home in a prime Oak Farm location. Offering generous room sizes, attractive outdoor space, off-street parking, and access to excellent schools, it provides everything a modern family needs. With the potential to extend (subject to planning approval), this property represents not only an ideal family residence but also a strong investment opportunity in a highly sought-after area.



Property Description

PROPERTY

The property has been thoughtfully arranged over two floors and offers generous proportions throughout. The ground floor features a bright and spacious 23ft reception/dining room and a well-appointed 12ft kitchen, making the layout ideal for both entertaining and everyday family living.

Upstairs, the home offers three well-sized bedrooms, including a 15ft principal bedroom, and a stylish family bathroom. There is excellent potential to extend the property further with a rear extension and loft conversion (subject to the usual planning consents), offering buyers the opportunity to increase the living space to suit their needs.

OUTSIDE

Externally, the home features a private rear garden that provides access to a useful 8ft utility room and a 16ft garage with an up-and-over door-perfect for storage or conversion. The driveway at the front offers off-street parking and leads directly to the garage, enhancing the property's convenience.

LOCATION

Merton Way is widely regarded as one of the most sought-after roads on the Oak Farm development.

Conveniently located near Hillingdon Circus, residents benefit from a vibrant selection of shops and excellent transport links, offering easy access into London by both train and car. The area is also well served by a number of highly regarded primary and secondary schools, including St. Helen's, Oak Farm, and St. Bernadette's, all within close proximity.

TENURE

London Borough of Hillingdon

Council tax band: D

EPC rating: D





ANDREWS
RESIDENTIAL

★★★★★

Check out our google reviews

Merton Way UB10

Approximate Gross Internal Floor Area = 103.2 sq m / 1112 sq ft

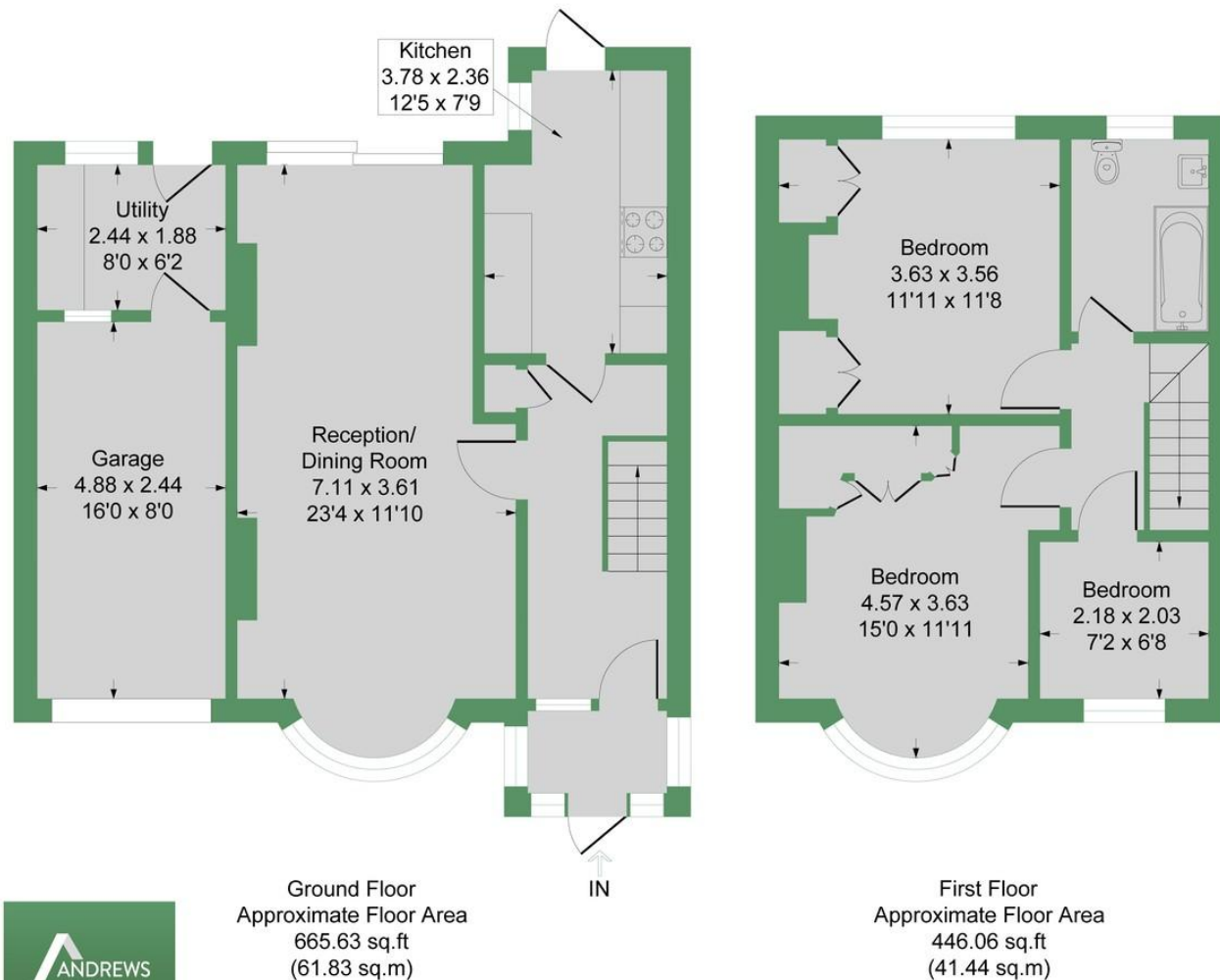


Illustration for identification purposes only, measurements are approximate, not to scale.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements