



- Four Bedrooms
- Dormer Loft Conversion
- Exceptional School Catchments
- Landscaped Garden
- Stunning Condition Throughout

- Two Bathrooms
- Oak Farm Development
- Off Street Parking To Rear
- Hillingdon Underground Station <2 Miles
- EPC Rating D

Offered to the market for the first time in over 30 years, this is a delightful FOUR Bedroom TWO Bathroom terraced family home, situated in the ever popular Oak Farm area of Hillingdon, very well known locally for its excellent school catchments including Oak Farm & St. Bernadette's Primary Schools and a range of top Secondary Schools.

At nearly 1400 square ft. the property itself comprises a large entrance hallway that leads to the lounge, dining room and conservatory, the hallway also leads to the kitchen. On the first floor you will find 2 large double bedrooms, a single bedroom and the family bathroom, you will also find stairs leading up to the converted loft space, the top floor houses the Master bedroom to en-suite shower room.

Further benefits include; an immaculate extended kitchen, a conservatory, off street parking for 1 car in a garage at the rear of the property and another space in front of the garage and a landscaped garden that you could enjoy the upcoming summer in.

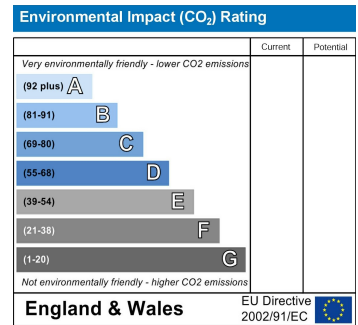
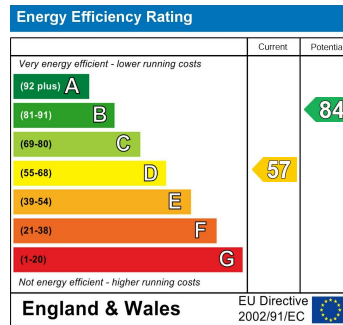
The current owner of this home has maintained the property to a very high standard, and as a result any prospective buyer could move in quickly and fuss-free not having to invest in expensive building work or labour given the high cost of both at present.

The property is situated on Woodcroft Crescent which is close by to Hillingdon Circus, offering a wide variety of coffee shops, convenience stores and cafes. It also benefits from Hillingdon train station which houses the Metropolitan and Piccadilly lines. The A40 is in close proximity which has access to London and Home Counties.

Call us today to arrange a viewing!

Tenure: Freehold
Council Tax Band: D

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract



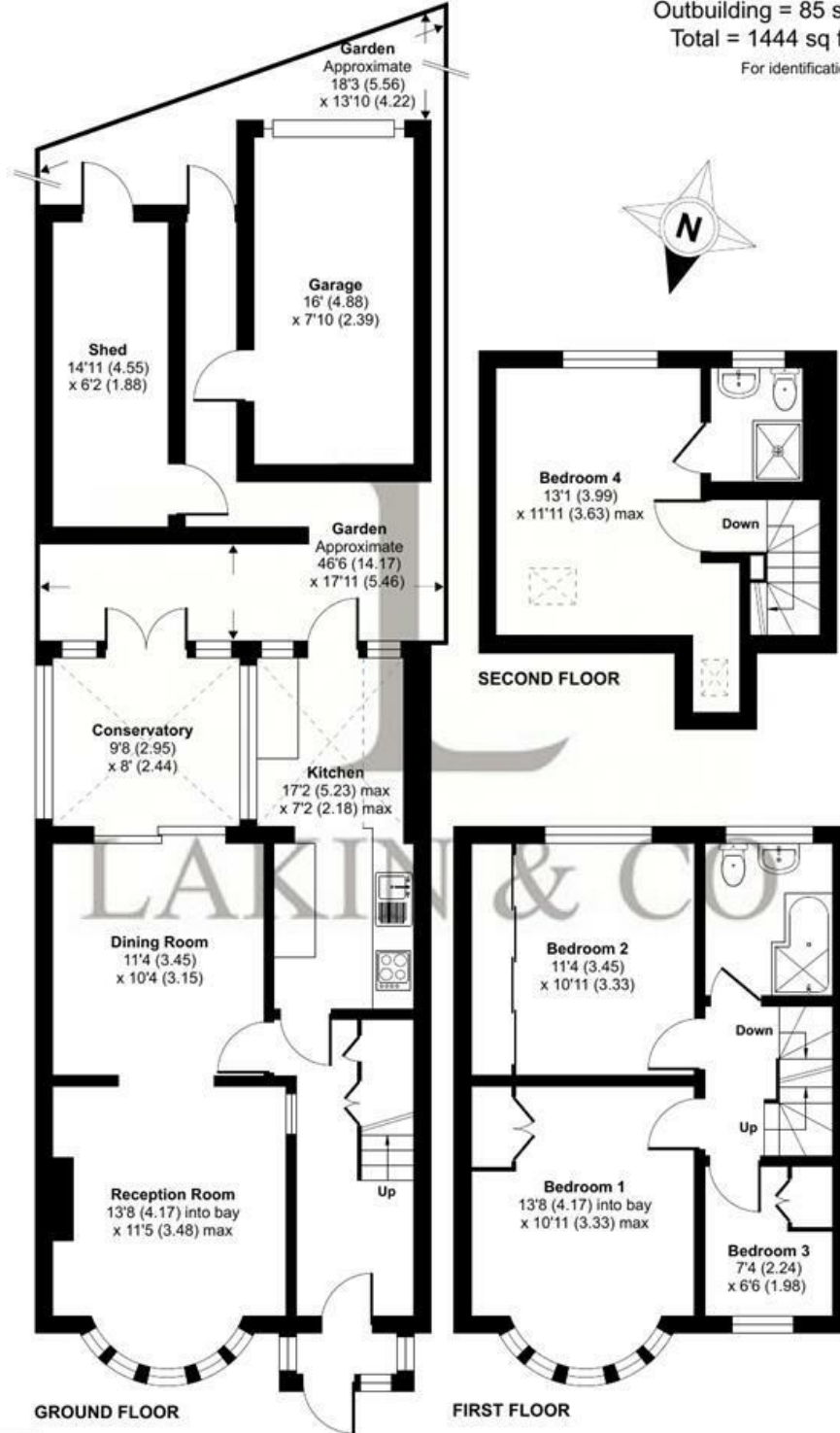
Woodcroft Crescent, Uxbridge, UB10

Approximate Area = 1359 sq ft / 126.2 sq m (includes garage)

Outbuilding = 85 sq ft / 8.9 sq m

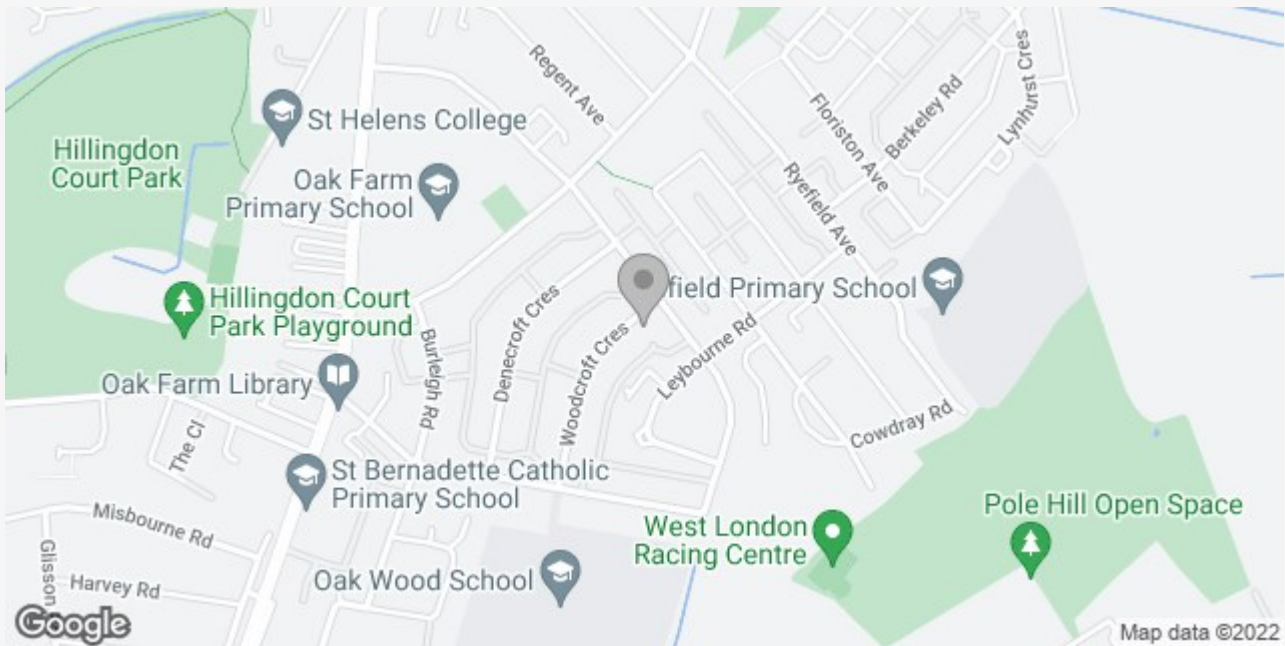
Total = 1444 sq ft / 134.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2022. Produced for Lakin & Co. REF: 838756

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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