



ESTATE & LETTINGS AGENTS

Clifton Gardens, Uxbridge, UB10



FOR SALE £485,000 Freehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

A Well-Presented Three Bedroom Semi-Detached Home on Oak Farm – Offered with No Onward Chain

Situated on the ever-popular Oak Farm development, this well-maintained three-bedroom semi-detached family home is offered to the market with **no onward chain** and provides excellent scope for extension (STPP). Boasting **off-street parking**, a generous garden, and a recently refurbished interior, this property presents an ideal opportunity for families and investors alike.

Location

Clifton Gardens enjoys a sought-after location with convenient access to **Long Lane, Hillingdon Circus**, and the **Uxbridge Road**. The area is well served by **highly regarded Primary and Secondary Schools**, making it perfect for growing families. **Court Park** is within easy reach, offering green open spaces, while **Hillingdon Station (Metropolitan & Piccadilly Lines)** and the **A40/M40 motorway network** provide superb transport links into London and beyond.

The Property

Upon entering, a welcoming hallway provides access to a bright **front lounge**, which flows through to an **open-plan kitchen/diner** at the rear—ideal for modern family living and entertaining. Double doors open onto the rear garden, further enhancing the sense of space and light.

Upstairs, the first floor offers **three well-proportioned bedrooms** and a **contemporary family bathroom**. The home has been thoughtfully refurbished by the current owners and benefits from **double glazing, gas central heating**, and a **modern boiler**, ensuring comfort and efficiency throughout.

Outside

To the front, the property features **off-street parking** and a **shared driveway** leading to the rear. The **generous rear garden** is bordered by mature hedging and includes a **timber shed**. With ample space to landscape, it offers excellent potential to create a perfect family outdoor retreat.

Further Potential

Subject to the usual planning consents, there is **scope to extend** the property to the side or rear, making this a fantastic long-term investment.



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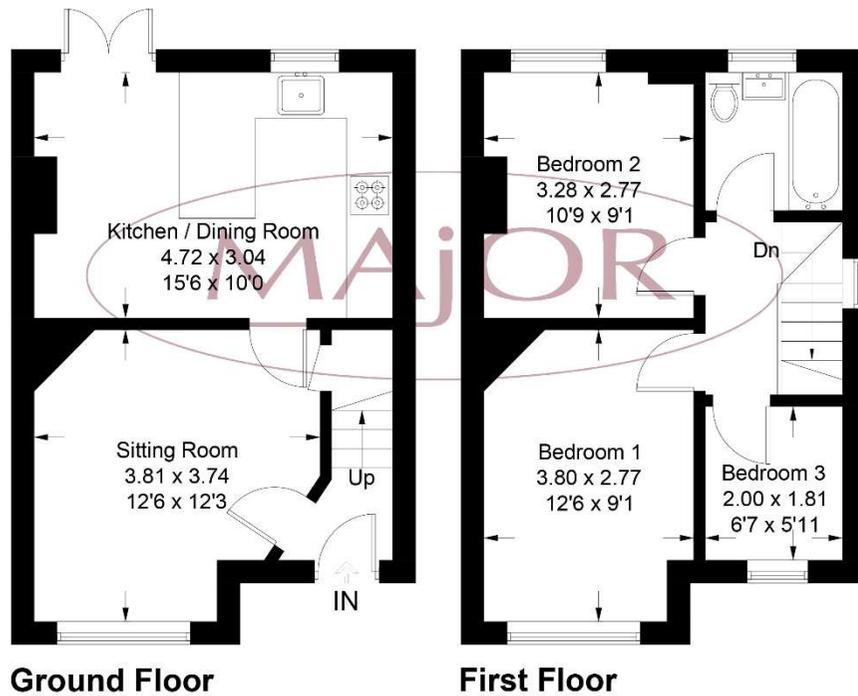


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| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor Plan



Approximate Gross Internal Area = 63.3 sq m / 682 sq ft

Illustration for identification purposes only, measurements are approximate,
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Disclaimer

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Mortgages

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Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

