



North Common Road, Uxbridge, UB8 1PD

- Overlooking Uxbridge common
- Superb fitted kitchen
- Study
- En-suite shower room
- Utility room
- Moments to the town centre
- Substantial garden
- Four bedrooms
- Family bathroom
- Two reception rooms

Asking Price £1,150,000



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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

Positioned in this most sought after location this superb detached property provides very well proportioned accommodation set on a superb plot within a short distance of the town centre and with well regarded primary and secondary schools being within close proximity.

Accommodation

Providing accommodation that briefly comprises, entrance hall with stairs to the first floor and under stairs storage, Reception room with a feature exposed brick fireplace and a large side aspect bay window, double doors lead into the dining room which overlooks and opens onto the rear garden, the kitchen is fitted with a very good range of storage units and drawers with an integrated dishwasher, built in microwave and electric oven, ample work surfaces with an inset gas hob and extractor above, the utility room has additional storage units and space for a fridge freezer, washing machine and tumble dryer, there is also a ground floor w.c. and study.

To the first floor the large landing has ample built in storage and a feature window that overlooks the rear garden, there is access to the fully boarded loft with loft ladder, the main bedroom has ample built in wardrobes and has views over the rear garden, there is also an en-suite shower room with an enclosed corner shower with body jets, vanity wash basin and w.c., bedroom two is a well proportioned double aspect room with views over Uxbridge common, bedroom three is also a double room which has views over the rear garden, bedroom four is currently utilised as an additional study and has views over Uxbridge Common. The family bathroom is fitted with an enclosed bath with a shower over, vanity wash basin and w.c.

Outside

There is a substantial mature garden to the rear of the property with a variety of shrubs and trees, to the front of the property there is a very attractive and well maintained enclosed garden and a private drive that provides ample off street parking.

Situation

Located in this well regarded location overlooking Uxbridge Common and within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Uxbridge station providing Metropolitan and Piccadilly line services to London. For the motorist the A40 / M40 is a short drive away giving access to London and the M25. Well regarded schools are in close proximity and the facilities of Hillingdon sports and leisure centre are a short walk away. Well regarded primary and secondary schools are also nearby.

Terms and notification of sale

Tenure: Freehold

Local authority: London Borough of Hillingdon

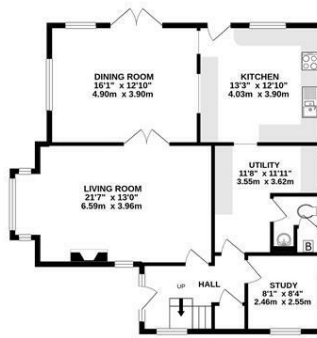
Council Tax Band: G

Current EPC Rating: D

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
924 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA: 1798 sq ft. (167.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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