



Martin Close, Uxbridge, UB10 0SJ

- Three double bedrooms
- Two reception rooms
- Off street parking for two cars
- Close to well regarded schools
- Ground floor WC
- Modern kitchen breakfast room
- Close to Uxbridge town centre
- No upper chain
- Large family bathroom
- Very well presented

Asking Price £525,000

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Description

A spacious and beautifully presented three-bedroom home situated in a sought-after location, just moments from Uxbridge town centre and within close proximity to well-regarded schools.

Accommodation

The accommodation on offer briefly comprises, entrance hall with built in storage cupboard, stairs to the first floor and under stairs storage, ground floor WC, open plan living and dining room that overlooks and opens onto the rear garden, modern fitted kitchen with a range of storage units and drawers, ample work surfaces with an inset gas hob, extractor above and electric oven below, there is an integrated dishwasher and washing machine and space for a fridge freezer.

To the first floor the landing gives access to the loft space, there are three well proportioned bedrooms and a modern family bathroom with an enclosed bath and shower over, wash basin and WC

Outside

There is a private garden to the rear of the property which is mainly lawn with a paved patio area and decked area for seating.

There is off street parking for two cars to the front of the property.

Situation

Positioned within close proximity of well regarded schools and being just a short walk from the town centre with its shopping facilities, restaurants bars and also Uxbridge station with its Metropolitan and Piccadilly line services to the heart of London.

Brunel University is also a short walk away, and for the motorist the A40 is a short drive away giving access to London and the M25.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Estate charge: Currently £562 per annum

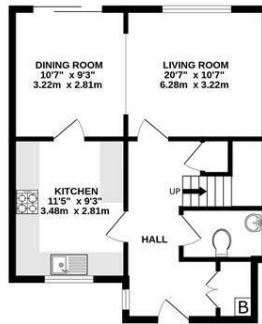
Council Tax Band: D

EPC Rating: C

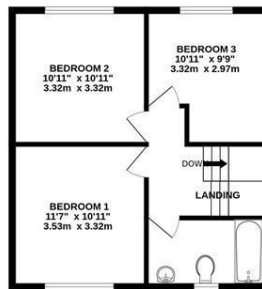
IMPORTANT NOTICE

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
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.2 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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