



## Orchard View, Uxbridge, UB8 3AH

- Superb detached home
- Off street parking
- Three bedrooms
- Ground floor WC
- Home office
- Stylish interiors
- Prime location
- Luxurious family bathroom
- Separate living room
- Extended open-plan living/dining SPACE

**Offers In Excess Of £800,000**

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### **Description**

Ideally situated in this sought-after area of Uxbridge, this exceptional extended detached home has been beautifully refurbished to an outstanding standard, offering stylish contemporary interiors and expansive, versatile living space perfectly suited to modern family living.

### **Accommodation**

The entrance hall has built in storage, stairs to the first floor and has access to the ground floor WC. The elegant front reception room has a charming feature fireplace and bay window, alongside a stunning open-plan living and dining area to the rear. Flooded with natural light from a large roof lantern and full-width bi-fold doors, this exceptional space seamlessly connects the indoors with the beautifully landscaped rear garden. The well-appointed fitted kitchen offers generous worktop space, quality cabinetry and integrated appliances. There is also the benefit of a home office.

Upstairs, the property offers three well-proportioned bedrooms, all presented to an excellent standard, together with a luxurious family bathroom.

### **Outside**

There is a beautifully maintained rear garden offering a wonderful balance of open lawn and established planting. The attractive timber decked area provides the perfect space for al fresco dining and summer gatherings, seamlessly leading onto a well-kept lawn bordered by mature shrubs, trees and colourful planting that offer a high degree of privacy. To the rear of the garden there is a timber garden shed.

To the front an attractive block paved driveway provides off street parking.

### **Situation**

Orchard View offers a peaceful setting within easy reach of Uxbridge town centre and a wide range of local amenities. The area is particularly popular with families and commuters thanks to its excellent transport connections, well-regarded schools and nearby green open spaces.

Uxbridge town centre provides an extensive selection of shops, restaurants, cafés and leisure facilities, together with Uxbridge Underground Station offering Metropolitan and Piccadilly Line services into Central London. The Elizabeth Line from nearby West Drayton further enhances connectivity across London and to Heathrow Airport.

The property is also conveniently positioned for access to Brunel University, Hillingdon Hospital and major road networks including the M40, M25 and M4. Nearby parks, canal walks and recreational areas add to the appeal of this well-connected yet peaceful location.

### **Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band:

EPC Rating:

### **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

1ST FLOOR  
515 sq ft. (47.8 sq m.) approx.



GROUND FLOOR  
893 sq ft. (82.9 sq m.) approx.



TOTAL FLOOR AREA: 1407 sq ft. (130.8 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the layout contained here, measurements of items, materials, sizes and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only, and should be used as such for any prospective purchase. The services, systems and appliances shown here are not intended and no guarantee is made with respect to their operation or efficiency unless given.  
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