



## The Larches, Uxbridge, UB10 0DN

- Extended semi detached house
- Three bedrooms
- Close to well regarded schools
- Large reception room
- Family bathroom
- Corner position
- Ample off street parking
- No onward chain
- Extended kitchen dining room
- Ground floor WC and shower

**Asking Price £595,000**

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**Description**

Offered for sale with no onward chain, the property is situated in a desirable, family-friendly location, close to well-regarded schools and offering easy access to transport links.

**Accommodation**

The accommodation briefly comprises an entrance hall with staircase rising to the first floor and a ground floor WC. The spacious L-shaped front reception room features a fireplace, parquet flooring and double-glazed windows to the front aspect. The dining room opens into the extended kitchen, which is fitted with a range of wall and base units, drawers and an integrated electric oven. Ample work surfaces incorporate an inset hob with extractor hood over and a stainless-steel sink. Double-glazed windows overlook the rear garden.

A utility area is accessed from the kitchen and provides further access to the rear garden. A shower room completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms and a fully tiled family bathroom fitted with a panelled bath, wash hand basin and WC.

**Outside**

Being set on a corner position there is a large rear garden with an area of lawn, mature shrubs and trees, and a large paved patio area. There is also a timber summerhouse.

To the front hardstanding provides off street parking.

**Situation**

Positioned just off Long Lane within easy reach of Hillingdon station with its Metropolitan and Piccadilly line services to London. There are a number of well regarded schools within close proximity. For the motorist the A40/M40 is a short drive away giving access to London and the M25. Hillingdon and Uxbridge underground stations are easily accessible providing metropolitan and Piccadilly line services. Uxbridge town centre provides multiple shopping facilities, restaurants and bars. Heathrow airport can be reached easily by car and public transport

The Dingle is a highly regarded residential area of Uxbridge, popular with families and commuters alike due to its peaceful setting and excellent local amenities. The area benefits from a strong selection of well-regarded primary and secondary schools, making it an ideal location for family living. Uxbridge town centre is within easy reach and offers a wide range of shopping facilities, restaurants, cafés, and leisure amenities, including the intu shopping centre. Excellent transport links are available, with Uxbridge Underground Station providing Metropolitan and Piccadilly line services into Central London, while road users benefit from convenient access to the A40, M40, and M25. Nearby green spaces and parks add to the appeal, offering opportunities for outdoor recreation and relaxation.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

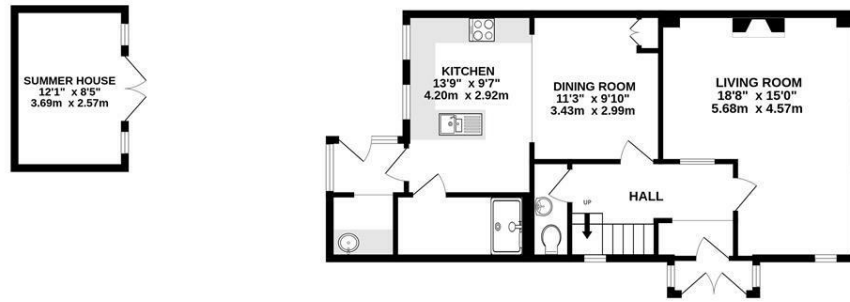
EPC Rating: C

**IMPORTANT NOTICE**

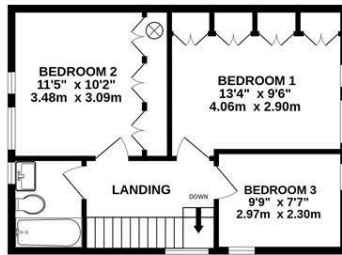
These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They 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

OUTBUILDING  
102 sq.ft. (9.5 sq.m.) approx.

GROUND FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft. (118.0 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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