



## Bourn Avenue, Uxbridge, UB8 3AR

- Detached family home
- Versatile living space
- Off street parking
- Superb open plan kitchen
- 1612sqft of accommodation
- Four bedrooms
- Ground floor WC
- Open plan living/dining space
- Well regarded location
- Two bathrooms

**Asking Price £750,000**

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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.

**Accommodation**

The accommodation briefly comprises an entrance hall with stairs to the first floor and a ground floor WC. A large, open-plan living and dining area offers a superb, family-friendly space. The kitchen is well-appointed with an excellent range of storage units and drawers, featuring an integrated dishwasher and electric oven, along with space for additional appliances. Ample stone work surfaces include a breakfast bar and an inset induction hob with extractor hood above. Double doors open out to the rear garden. There is a ground floor double bedroom which could also be utilised as an additional reception room.

To the first floor, there are three bedrooms, including a generous principal bedroom which benefits from an en-suite shower room and a walk-in wardrobe. The family bathroom is well-appointed with an enclosed bath, a separate shower cubicle, a vanity wash basin, and WC

**Outside**

There is a large enclosed rear garden with mature shrubs.

To the front of the property there is a block paved driveway providing off street parking.

**Situation**

Bourn Avenue is a very well regarded road in the local area being within close proximity of popular schools, with Hillingdon Hospital, Stockley Park, Brunel University and Heathrow Airport also being easily accessible.

Uxbridge town centre is nearby with its multiple shopping facilities, restaurants and bars and Uxbridge station with its Metropolitan and Piccadilly line services to London.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council tax band: E

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  
887 sq ft (82.2 sq.m.) approx.



1ST FLOOR  
725 sq ft (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 1612 sq ft (149.6 sq.m.) approx.

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