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Southside Close, Uxbridge, UB10 9PR

- Exclusive gated development
- En-suite shower room
- Allocated and visitor parking
- Ground floor WC
- No onward chain
- Three double bedrooms
- Family bathroom
- Utility room
- Air source heat pump
- Close to Uxbridge town centre

Asking Price £650,000

Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co

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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
This three-bedroom semi-detached home forms part of an exclusive private gated development of just eight stylish residences. Ideally located on Southside Close, the property is perfectly positioned to take advantage of a wide range of nearby shopping and leisure facilities. Offering excellent access to central London, the area remains a highly sought-after choice.

Accommodation
Providing accommodation that briefly comprises of, entrance hall with stairs to the first floor, ground floor w.c. superb L-shape open plan living and dining space with bi-fold doors opening onto the rear garden with the kitchen area being fitted with a good range of white gloss storage units and drawers, quartz work tops, toughened glass splash back, Bosch built in appliances, Bianco single bowl inset sink and feature LED lighting to wall units. There is a separate utility room with fitted storage units, work surfaces with stainless steel single bowl sink, space for freestanding washing machine and tumble dryer. Karndean flooring runs throughout the ground floor with underfloor heating.
To the first floor the master bedroom has the benefit of an en-suite shower room with a shower cubicle, w.c. wash basin, chrome heated towel rail and tiled wall tiles. Bedroom two is a good size double bedroom and overlooks the rear garden, bedroom three is another double room that also overlooks the rear garden. The main bathroom has an enclosed bath with shower over, there is a w.c. and wash basin, chrome heated towel rail and tiled walls.

Outside
The development is accessed from a gated entrance with a video entry system, there are landscaped communal areas and allocated parking, to the rear of the property there is a private garden with a paved patio area, external tap and external lighting, there is side access and private cycle store.

Situation
The town centre is just a short walk from Southside Close. Here you will find major high street brands, notably the Chimes shopping centre along with numerous restaurants, cafes and bars. Residents at Southside Close have an abundance of leisure pursuits on their doorstep, as well as fantastic local schools and world class universities and colleges being within close proximity. Less than half a mile from the A40, and just a short walk to Uxbridge tube station Southside Close could not be better placed for easy access into central London as well as other major motorways.

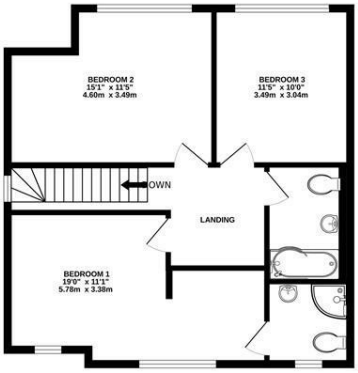
Terms and notification of sale
Tenure: Freehold
Service charge exists on this development
Local Authority: London Borough of Hillingdon
Council tax band: E
EPC rating: B

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors an 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
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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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