Cameron

Bradshawe Waye, Uxbridge, UB8 3RQ

- Stunning extended home
- Dressing room
- Newly refurbished throughout
- South facing garden
- Close to Hillingdon hospital and Brunel university
- Three bedrooms
- Off street parking
- Superb kitchen breakfast room
- Bishopsholt catchment
- Fitted wardrobes

Asking Price £589,950

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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
Offering versatile accommodation this outstanding home provides 3/4 bedrooms, and a superb extended kitchen/family room providing an ideal space for family living and entertaining.

Accommodation
Providing accommodation that briefly comprises, entrance porch, entrance hall with stairs to the first floor and under stairs storage and ground floor WC, there is a front reception room and family room that is open to the extended kitchen breakfast room, fitted with a very good range of storage units and drawers, integrated appliances and ample work surfaces that have an inset gas hob with extractor hood above, a central island proves additional storage and creates a breakfast bar, bi-fold doors open onto the rear garden.
To the first floor there are two double bedrooms with built in wardrobes and a single bedroom that is currently utilised as a bedroom.
To the second floor the loft room is used as the principle bedroom.

Outside
There is an attractive and well maintained garden to the rear of the property with a paved patio area and artificial grass.
To the front of the property the driveway provides off street parking for two cars.

Situation
Situated within close proximity of Hillingdon Hospital and Stockley Park, and within easy reach of Uxbridge town centre with its shopping facilities, restaurants and bars and Metropolitan and Piccadilly line station. There are well regarded schools in close proximity and local bus services are nearby. For the motorist the M4 is easily accessible giving access to London and the M25

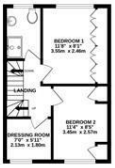
Terms and notification of sale
Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax Band: D
EPC Rating: D

IMPORTANT NOTICE

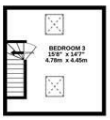
These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors an solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are 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
573 sq.ft. (53.3 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



2ND FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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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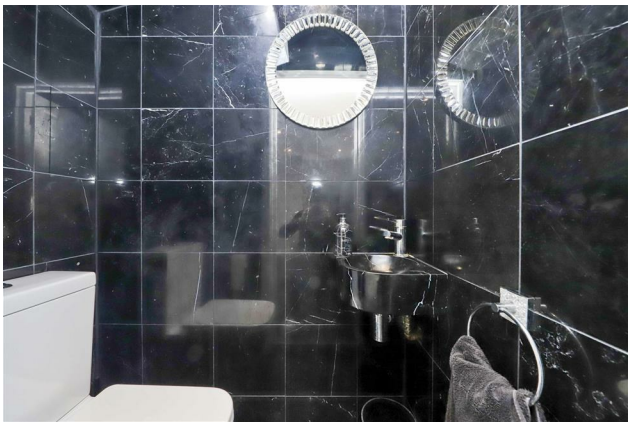

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