



## Press Road, Uxbridge, UB8 1AT

- Ground floor maisonette
- No onward chain
- Spacious living room
- Prime location
- Gas central heating
- Two double bedrooms
- Front and rear gardens
- Fitted kitchen
- Lease in excess of 900 years
- Moments from Uxbridge town centre

**Asking Price £350,000**

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### **Description**

Offered for sale with no upper chain, this spacious property provides a versatile layout and benefits from both front and rear gardens.

### **Accommodation**

The accommodation briefly comprises an entrance hall with built-in storage, leading to a spacious reception room featuring a large front-aspect double-glazed window and a feature fireplace with a gas fire.

There are two well-proportioned double bedrooms, with the primary bedroom overlooking the rear garden and benefiting from built-in mirrored wardrobes. The second bedroom is also a generous double, enjoying a front-aspect double-glazed window.

The fitted kitchen offers a range of storage units and drawers, complemented by ample work surfaces incorporating an inset stainless steel sink. There is space for appliances, tiled flooring, and both side and rear-aspect double-glazed windows, along with a double-glazed door providing direct access to the rear garden.

The bathroom is fitted with an enclosed bath, vanity wash basin, and WC, with fully tiled walls and flooring, and a rear-aspect double-glazed window.

### **Outside**

The property benefits from both front and rear gardens. The rear garden is mainly paved, complemented by well-stocked flower and shrub borders, and includes a timber garden shed. To the front, the garden is also paved with planted areas,

### **Situation**

Situated on a highly sought-after road in North Uxbridge, this property is just a short stroll from Uxbridge town centre, offering a wide range of shopping facilities, restaurants, bars, and convenient access to the Metropolitan and Piccadilly line station. For motorists, the A40/M40 is within easy reach, providing excellent connections into London and onward to the M25.

The area is well served by highly regarded schools, including Hermitage Primary School, John Locke Academy, and Vyners School, all located nearby.

Uxbridge Common is within walking distance, perfect for outdoor leisure, while Hillingdon Leisure Centre is also close by, featuring state-of-the-art facilities including 50-metre indoor and outdoor swimming pools.

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

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council Tax Band:

EPC rating:

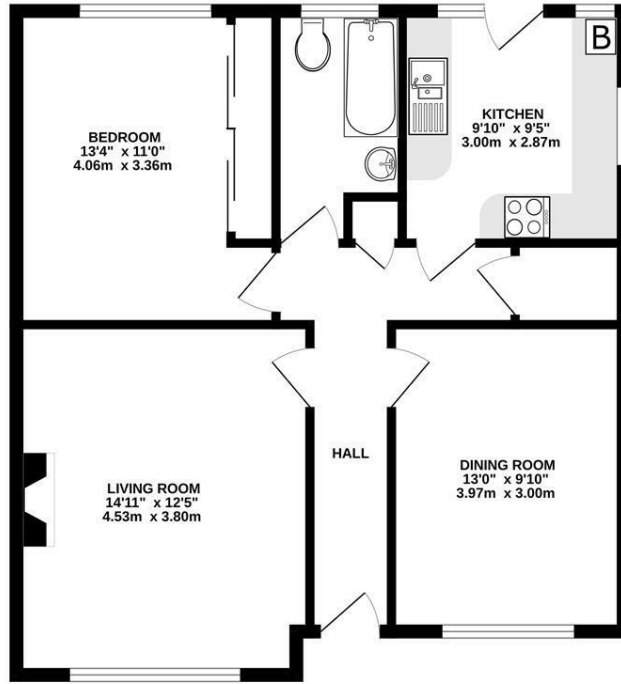
Lease: approximately 928 years remaining

Ground rent: £100 per annum

### **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  
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms 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 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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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.