



Worcester Road, Uxbridge, UB8 3TH

- Semi detached house
- Loft room
- Conservatory
- Well proportioned accommodation
- Two double bedrooms
- Open plan reception room
- Off street parking
- Popular location

Asking Price £450,000

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Description

This spacious family home is ideally located being located within easy reach of Uxbridge Town centre and West Drayton Station.

Accommodation

The accommodation briefly comprises of an entrance hall with stairs to the first floor, open plan reception room, conservatory which overlooks and opens onto the rear garden, fitted kitchen with a range of storage units and drawers, integrated electric oven with electric hob above and extractor over, space for a dishwasher and washing machine, a door to the side leads to a covered storage area and workshop.

To the first floor there are two double bedrooms and bathroom with an enclosed bath, vanity wash basin and wc. from the landing there is a fixed staircase to the loft room.

Outside

There is an enclosed rear garden with artificial grass and a paved patio area.

To the front there is off street parking for two cars.

Situation

Ideally located in this popular residential location being within easy reach of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Metropolitan and Piccadilly line station. Brunel University, Hillingdon Hospital, Stockley Park and Heathrow airport are also easily accessible. In addition the A40 / M40 and M4 are a short drive away giving access to London and the M25.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

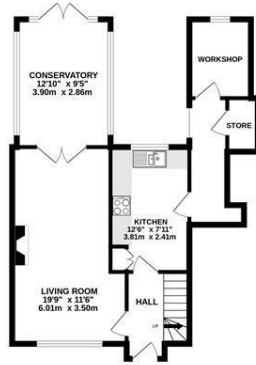
Council Tax Band: D

EPC Rating: D

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors 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.

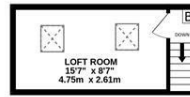
GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



2ND FLOOR
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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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