Cameron



Wescott Way, Uxbridge, UB8 2RF

- Semi detached property
- No onward chain
- Large rear garden
- Modern Shower room
- Kitchen/breakfast room
- Three bedrooms
- Well presented
- Off street parking
- Ground floor WC
- Close to Uxbridge town centre

Asking Price £515,000

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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.

Description

With contemporary interiors and a well considered layout suited to modern family living the property combines comfortable, well proportioned living space with convenient access to an excellent range of shopping facilities, restaurants and transport connections.

Accommodation

The accommodation briefly comprises an entrance porch, and entrance lobby with stairs rising to the first floor. The spacious reception room benefits from a front-facing double-glazed window and flows seamlessly into the modern kitchen/dining room. The kitchen is fitted with a range of contemporary wall and base units with complementary work surfaces, incorporating an inset gas hob with extractor hood over and a built-in electric oven. There is space for a washing machine, along with space for a fridge freezer. The room provides ample space for a table and chairs, features a rear-facing double-glazed window, and an inner lobby gives access to the ground floor WC and double-glazed door providing direct access to the garden.

To the first floor, the landing provides access to the loft space. The generous principal bedroom enjoys a front-facing double-glazed window. Bedroom two is a spacious double room with a rear-facing double-glazed window overlooking the garden, while bedroom three is a well-proportioned single room, also with a rear-facing double-glazed window. The modern shower room is fitted with an enclosed shower cubicle, vanity wash basin, WC, and a front-facing double-glazed window.

Outside

There is a generous rear garden, which can be accessed directly from the kitchen or via secure side access from the driveway.

To the front of the property a private driveway offers convenient off-street parking.

Situation

The property is conveniently situated within easy reach of Uxbridge High Street, offering an extensive selection of shops, restaurants, cafés and bars, together with The Pavilions and The Chimes shopping centres. Uxbridge Underground Station provides Metropolitan and Piccadilly line services into London, while the nearby bus station offers a range of local connections. Brunel University, Hillingdon Hospital, Stockley Park and Heathrow Airport are all readily accessible. For the motorist, the A40, M40 and M25 provide excellent road connections to Central London and the wider motorway network.

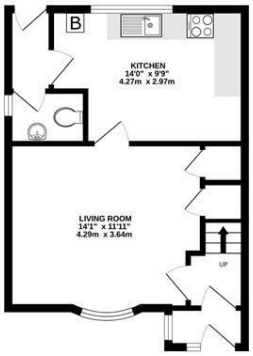
Terms and notification of sale

Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax Band: D
EPC Rating: E

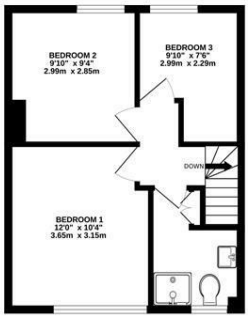
IMPORTANT NOTICE

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
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 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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