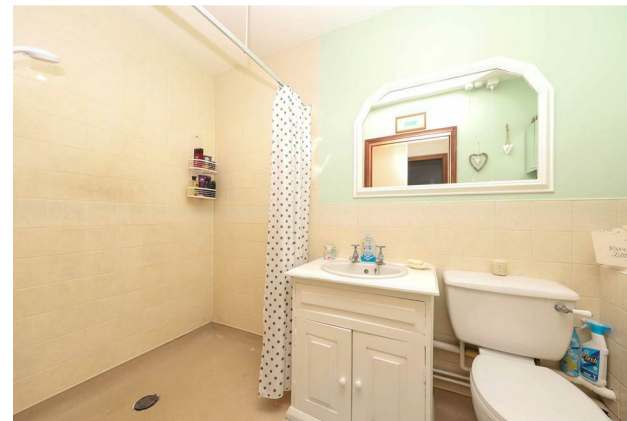


# Cameron

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## Dagnall Crescent, Cowley, Uxbridge, UB8 2HA

- Three bedrooms
- Off street parking
- Open plan living space
- First floor family bathroom
- Semi detached home
- Extended kitchen
- Ground floor wet room
- Attractive garden

**Offers In Excess Of £450,000**



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### Description

Providing light and spacious accommodation this family home is positioned in a well regarded residential location.

### Accommodation

Providing accommodation that briefly comprises of, entrance porch with built in storage, inner lobby with stairs to the first floor, open plan reception room offering ample living and dining space with herringbone wooden flooring running throughout, there is a home office area, wet room and an extended kitchen with ample storage units and drawers, ample wooden work surfaces with an inset sink and inset gas hob with extractor hood above and electric oven below, there is space for a washing machine, dishwasher and fridge freezer.

To the first floor there are three well proportioned bedrooms and the family bathroom.

### Outside

There is an attractive low maintenance garden to the rear of the property with a large paved patio area, artificial grass, a raised flower and shrub border and a brick built storage shed. To the front a block paved driveway provides off street parking for two cars, there is access to the side of the property.

### Situation

Ideally located in this peaceful 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

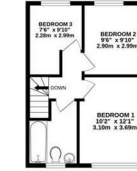
Local Authority: London Borough of Hillingdon

Council Tax Band: D

EPC Rating: E



FIRST FLOOR  
372 sq ft (344 sq ft) approx.



TOTAL FLOOR AREA: 860 sq ft (793 sq m) approx.  
\*When used, please refer to the full floor plan for the location of the bedrooms, living area, kitchen, dining, living, and other areas. The plan is for the main part of the property only and should not be used for any other purpose. The plan is for the main part of the property only and should not be used for any other purpose. The plan is for the main part of the property only and should not be used for any other purpose. The plan is for the main part of the property only and should not be used for any other purpose.

### 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