

West Common Road, Uxbridge, UB8 1NZ

- Overlooking Uxbridge common
- Spacious accommodation
- Kitchen breakfast room
- Three/four bedrooms
- No upper chain
- Edwardian semi detached property
- Off street parking
- Attractive rear garden
- Stunning views
- Prime North Uxbridge location

Asking Price £775,000

Description

Positioned in this most sought after location, this attractive three/four bedroom period property provides very well proportioned and versatile accommodation laid out over three light filled floors. Positioned within a short distance of the town centre and Uxbridge station and with well regarded primary and secondary schools being within close proximity.

Accommodation

Providing accommodation that briefly comprises of entrance hall, large open plan reception room with high ceilings and detailed cornice, front aspect bay window, feature fireplace with log burner, double doors to the rear and stairs to the first floor.

The kitchen breakfast room is fitted with a good range of storage units and drawers, an integrated stainless steel electric oven with gas hob above and stainless steel extractor over, a built in cupboard has space and plumbing for a washing machine and an under stairs storage cupboard provides additional storage space, there is a quarry tiled floor, side aspect window and space for breakfast table and chairs. The kitchen opens into the conservatory which overlooks and opens onto the rear garden and also has a door to the side driveway, access to the downstairs w.c. and a door to the garage space which has previously been utilised as a ground floor bedroom/office space.

To the first floor the landing gives access to the loft space and all first floor rooms, with the impressive master bedroom providing ample space with built in storage and a superb outlook over Uxbridge Common. Bedroom two has an original cast iron fireplace, built in wardrobes and a rear aspect window. The large bathroom has superb elevated views to the rear with an enclosed bath, wash basin, separate shower cubicle, and w.c.

To the second floor the loft room provides a versatile additional space with access to eaves storage and has superb panoramic views to the rear.

Outside

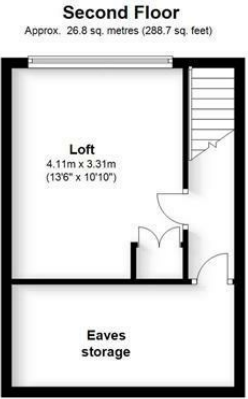
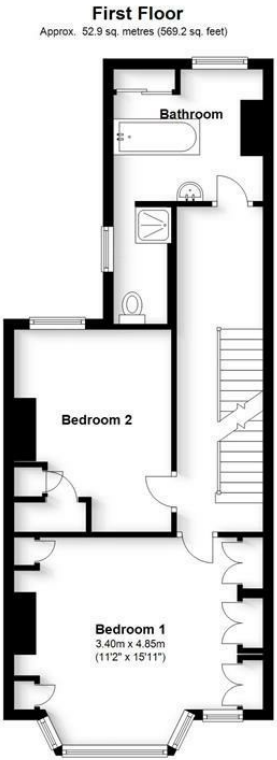
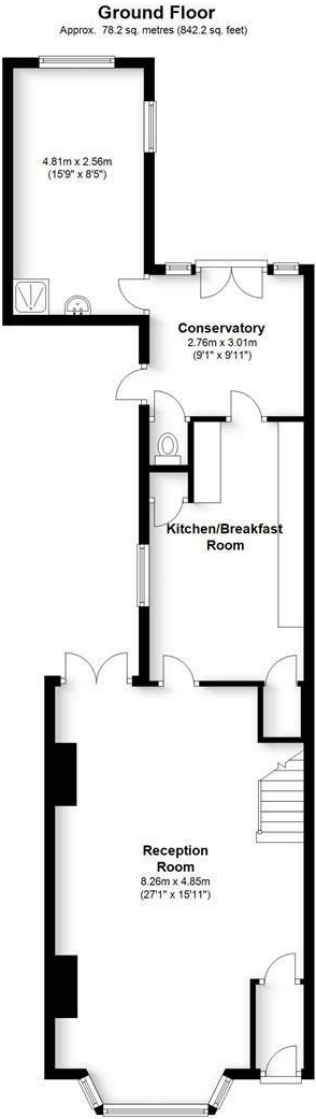
There is an attractive paved garden to the rear of the property with mature shrubs and trees, a raised decked area provides an ideal private seating and entertaining space. To the front there is off street parking for one can and a shared driveway.

Situation

Located in this well regarded location overlooking Uxbridge Common and within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Uxbridge station providing Metropolitan and Piccadilly line services to London. For the motorist the A40 / M40 is a short drive away giving access to London and the M25. Well regarded schools are in close proximity and the facilities of Hillingdon sports and leisure centre are a short walk away.

Terms and Notification of sale

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



Total area: approx. 157.9 sq. metres (1700.1 sq. feet)

IMPORTANT NOTICE

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