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Harefield Road, Uxbridge, UB8 1PP

- Three well proportioned bedrooms
- Prime and sought-after North Uxbridge location
- Convenient for Uxbridge town centre and station
- Substantial detached double garage
- Sold with no onward chain
- Close to well regarded schools
- Excellent potential to personalise and enhance
- Private and established front and rear gardens

Asking Price £575,000

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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

This generously proportioned three-bedroom home offers an excellent opportunity for buyers looking to establish themselves in North Uxbridge. With three good-sized bedrooms, excellent living space and the considerable advantage of a detached double garage, the property provides a comfortable home today with plenty of scope to personalise over time.

Accommodation

A welcoming entrance hall provides built in storage and access to the ground floor WC. There is a particularly impressive living room measuring approximately 18'5" x 12'5". Filled with natural light from the large window and glazed door opening onto the garden, this is a wonderfully spacious room with a separate dining area. The kitchen has fitted units, space for a breakfast table and chairs and space for appliances. There is a large window overlooking the front garden and a door to the front.

Upstairs, the sense of space continues with three well-proportioned bedrooms. The primary bedroom measures approximately 16'0" x 10'9", while the second is another particularly generous double at approximately 14'8" x 10'9". Bedroom three is also a comfortable size, making the layout particularly well suited to families. A family bathroom completes the first floor.

Outside

Outside, the property enjoys established gardens to both the front and rear. The rear garden provides a private setting for outdoor dining and entertaining, while a substantial detached double garage measuring approximately 16'6" square provides excellent parking, storage or workshop space.

Situation

North Uxbridge remains one of the area's most sought-after residential locations, particularly popular with families for its combination of established surroundings, access to well-regarded schools and proximity to the town centre.

Uxbridge High Street offers an extensive selection of shops, restaurants, cafés and leisure facilities, while Uxbridge Underground Station provides Metropolitan and Piccadilly Line services into Central London. The area is also well placed for access to the A40, M40 and M25, providing convenient connections throughout London and the wider motorway network.

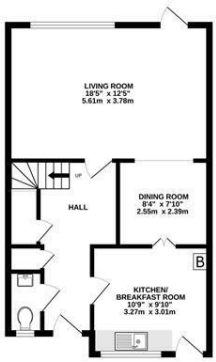
Terms and notification of sale

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

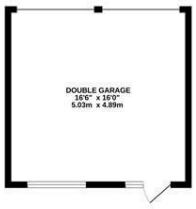
IMPORTANT NOTICE

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

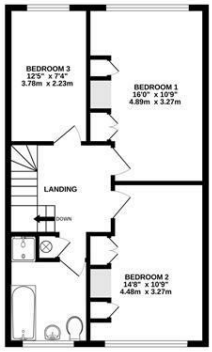
GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



OUTBUILDING
264 sq.ft. (24.6 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.2 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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