



## Park Road, Uxbridge, UB8 1NS

- Spacious four bedroom home
- Ample off street parking
- Recently modernised
- Large rear garden
- Study
- Versatile floorplan
- No upper chain
- Close to well regarded Schools
- Four bathrooms
- Open plan living/kitchen/dining room

**Asking Price £775,000**

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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 freshly presented property provides four spacious bedrooms and four bathrooms with an overall living space of 1442sqft, it offers ample room for modern family living. The large open-plan living area seamlessly overlooks the rear garden, creating a bright and inviting space for relaxation and entertaining.

**Accommodation**

Providing accommodation that briefly comprises of, entrance hall with stairs to the first floor, study, shower room, principle bedroom with en-suite shower room, second bedroom with en-suite shower room, open plan living space with bi-fold doors overlooking and opening on to the rear garden, the kitchen is fitted with storage units and drawers, and integrated electric oven, work surfaces with inset sink and inset electric hob, there is a separate utility room.

To the first floor there are two further bedrooms, shower room and a storage room (with plumbing to be a bathroom).

**Outside**

To the rear of the property there is a large private garden with mature shrubs and trees, and paved patio area. To the front there is off street parking for multiple cars.

**Situation**

Positioned in this well regarded location moments from Uxbridge Common, and within close proximity of the well regarded Hermitage primary and Vyners secondary schools. Uxbridge town centre is nearby with its vibrant array of shops, restaurants and bars. Uxbridge station provides Metropolitan and Piccadilly line services to central London. For the motorist the A40 is easily accessible providing access to London and the M25.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

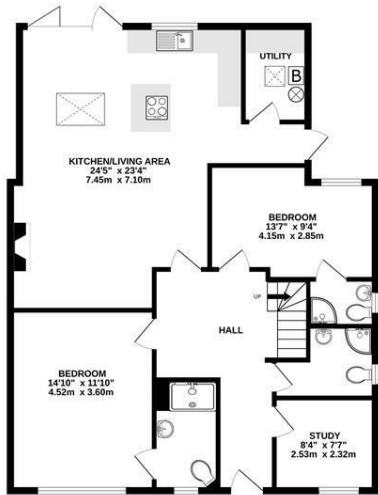
Council Tax Band: E

EPC Rating: TBC

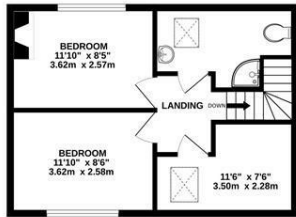
**IMPORTANT NOTICE**

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  
1094 sq.ft. (97.9 sq.m.) approx.



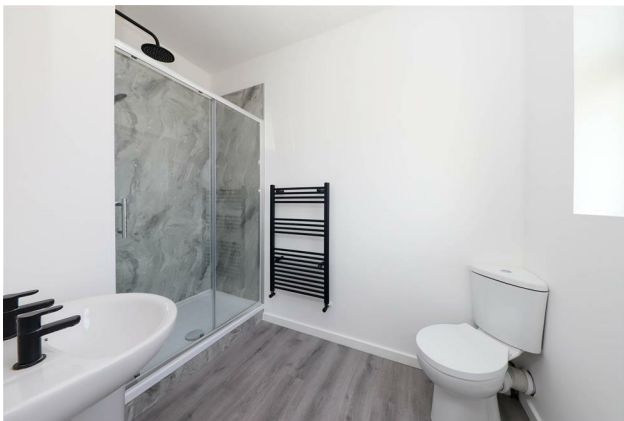
1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1442 sq.ft. (134.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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