



Chiltern View Road, Uxbridge, UB8 2PE

- Distinctive period building
- Two double bedrooms
- Off street parking
- Kitchen/breakfast room
- No onward chain
- Split level maisonette
- Front and rear gardens
- Secluded position
- Spacious living room
- Close to the town centre

Asking Price £500,000

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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

Rich in character and enjoying its own private entrance, the property combines period charm with practical modern living and further benefits from a generous private front and rear gardens with off-street parking.

Accommodation

The accommodation comprises a bright and welcoming living room, a well-proportioned kitchen/breakfast room with ample space for dining and direct access to the rear garden, making it ideal for everyday living and entertaining alike. To the first floor are two bedrooms, including a generous primary bedroom, together with a contemporary family bathroom.

Outside

There are generous gardens to the front and rear of the property along with private parking to the rear.

Situation

Positioned within the sought-after Conservation Area of Uxbridge, the property is just a short stroll from the town centre, offering an excellent selection of shops, restaurants, cafés and bars, together with Uxbridge Underground Station, providing Metropolitan and Piccadilly line services into Central London.

For the motorist, the A40 is within easy reach, offering convenient access to Central London, the M40 and the M25 motorway network.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

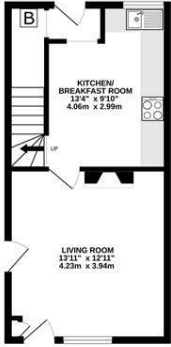
Council Tax Band: C

EPC rating: E

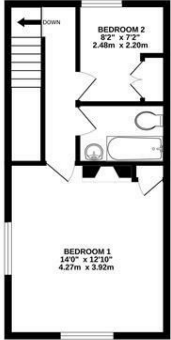
IMPORTANT NOTICE

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
348 sq ft (32.2 sq m) approx.



1ST FLOOR
342 sq ft (31.8 sq m) approx.

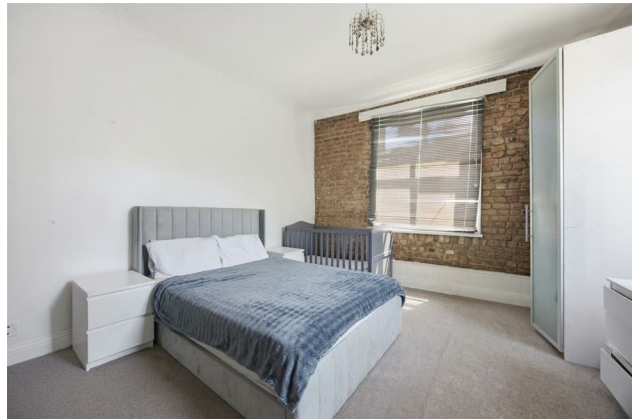


TOTAL FLOOR AREA: 688 sq ft (63.9 sq m) approx.

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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