



Martin Close, Uxbridge, UB10 0SJ

- Prime location
- Off street parking for two cars
- Three double bedrooms
- Two reception rooms
- Close to Uxbridge town centre
- Well presented
- Ground floor cloakroom
- Modern kitchen breakfast room
- Large family bathroom

Offers In Excess Of £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

A spacious and very well presented three bedroom home located in this sought after location close to Uxbridge town centre

Accommodation

The accommodation on offer briefly comprises, entrance hall with built in storage cupboard, stairs to the first floor and under stairs storage, ground floor WC, open plan living and dining room that overlooks and opens onto the rear garden, modern fitted kitchen with a range of storage units and drawers, ample work surfaces with an inset gas hob, extractor above and electric oven below, there is space for a fridge freezer and washing machine.

To the first floor the landing gives access to the boarded loft space with a full down ladder, there are three well proportioned bedrooms and a modern family bathroom with an enclosed bath and shower over, wash basin and WC

Outside

There is a private garden to the rear of the property which is mainly lawn with a paved patio area.

There is off street parking for two cars to the front of the property.

Situation

Positioned within close proximity of well regarded schools and being just a short walk from the town centre with its shopping facilities, restaurants bars and also Uxbridge station with its Metropolitan and Piccadilly line services to the heart of London.

Brunel University is also a short walk away, and for the motorist the A40 is a short drive away giving access to London and the M25.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Service charge: Currently £51 per month

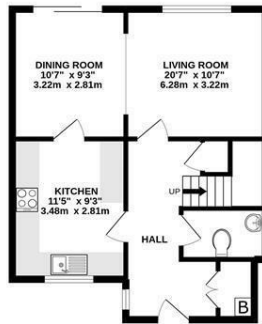
Council Tax Band: D

EPC Rating: D

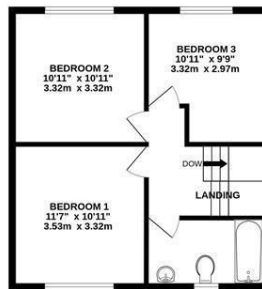
IMPORTANT NOTICE

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
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description 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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