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Windsor Avenue, Uxbridge, UB10 9BA

- Semi detached house
- Open plan reception room
- Sought after location
- Off street parking
- Close to well regarded schools
- Three bedrooms
- Large rear garden
- Potential to extend STPP
- Double glazing
- No onward chain

Asking Price £550,000

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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
Positioned in a sought-after residential location, within close proximity of well-regarded schools, this three bedroom semi-detached home offers generous living space, and is offered to the market with no upper chain.

Accommodation
The accommodation briefly comprises an entrance hall with stairs rising to the first floor. The open-plan reception room provides generous living and dining space, with a double glazed bay window to the front and further windows and a door to the rear, providing plenty of natural light and direct access to the garden.
The kitchen is fitted with a range of storage units and drawers, with space for appliances and a double glazed window overlooking the rear garden. There is also direct access from the kitchen to the adjoining garage.
To the first floor are three well-proportioned bedrooms and the family bathroom, comprising an enclosed bath, wash basin, partly tiled walls and a rear aspect double glazed window. A separate WC completes the first-floor accommodation.

Outside
To the rear is an attractive and well-maintained garden, predominantly laid to lawn with established flower and shrub borders, together with a patio area providing an ideal space for outdoor seating and entertaining.
To the front, a private driveway provides off-street parking for two cars and leads to the adjoining garage.

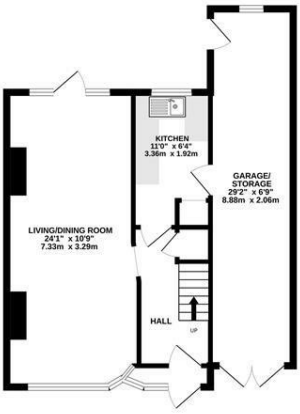
Situation
Windsor Avenue is a highly regarded residential road, conveniently positioned within easy reach of Hillingdon Underground Station, providing Metropolitan and Piccadilly line services into London. The area is well served by a number of well-regarded schools, making it particularly popular with families.
Uxbridge town centre is also nearby, offering a wide selection of shops, restaurants, bars and leisure facilities. For the motorist, the A40/M40 is within a short drive, providing convenient access to Central London, the M25 and the wider motorway network.

Terms and notification of sale
Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax Band: D
EPC Rating: D

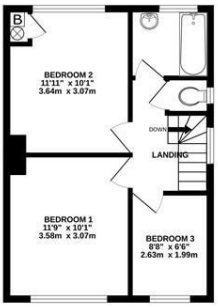
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors 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
585 sq.ft. (54.3 sq.m.) approx.



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



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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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