



Harefield Road, Uxbridge, UB8 1PP

- Stunning modernised period home
- Contemporary kitchen with integrated appliances
- Utility room and additional ground floor shower room
- Family bathroom and additional shower room
- private enclosed rear garden
- Four spacious bedrooms arranged over three floors
- Stunning open plan reception space
- Dedicated study/home office space
- Off street parking
- Prime, sought after location

Asking Price £835,000

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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

Occupying a prime position in one of the area's most sought-after locations, this attractive period property is offered to the market with no upper chain and is ready for immediate occupation.

Accommodation

The accommodation briefly comprises, entrance hallway with stairs to the first floor, the impressive open-plan reception room provides ample living and dining space and opens into the contemporary kitchen features sleek handle less cabinetry, integrated appliances, generous stone work surfaces and splash backs.

There is a versatile study area with access to the rear garden, a separate utility room, and a stylish shower room

The first floors provide three generously proportioned bedrooms, and family bathroom.

The superb loft conversion creates an outstanding primary bedroom suite served by beautifully appointed shower room.

Outside

The rear garden provides a private and enclosed outdoor space, featuring a generous paved patio ideal for entertaining, a raised lawn and shrub borders. Gated side access leads conveniently to the front of the property.

To the front, a private driveway provides off-street parking for two vehicles.

Situation

Ideally positioned in this highly regarded residential location, the property is just moments from Uxbridge town centre, offering an excellent selection of shopping facilities, restaurants, cafés and bars. Uxbridge Underground Station, served by the Metropolitan and Piccadilly lines, provides direct links into Central London, while the nearby A40 and M40 offer convenient access to London, the M25 and the wider motorway network. A number of well-regarded primary and secondary schools are also within easy reach, making this an ideal location for families and commuters alike.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

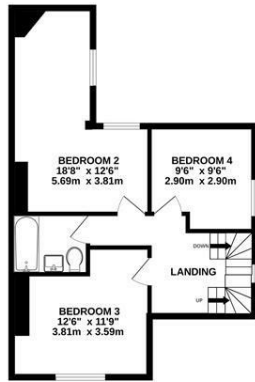
Council Tax Band: F

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

1ST FLOOR
511 sq.ft. (47.4 sq.m.) approx.



GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



2ND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.6 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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