Cameron



Poplar Road, Denham, Uxbridge, UB9 4AL

- Detached bungalow
- Versatile floorplan
- Off street parking
- Sought after location
- No upper chain
- 3/4 bedrooms
- Large rear garden
- Potential for extension (STPP)

Asking Price £635,000

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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 individual detached property offers superb accommodation creating a fantastic family home with further potential. Placed in a tranquil setting and sold with the benefit of no onward chain.

Accommodation

The accommodation on offer briefly comprises, entrance hall, double aspect living room, fitted kitchen with a range of storage units and drawers, ample work surfaces and space for appliances, There are three well proportioned bedrooms and a separate dining room/bedroom.
The shower room is fitted with an enclosed shower cubicle, vanity was basin and WC.
The loft space has been fully boarded providing ample storage space and also provides the potential for conversion subject to the necessary consents.

Outside

There is a large, well Maintained rear garden that is laid to lawn.
To the front a paved driveway provides off street parking and leads to the detached garage.
In addition there is private residents access to the Grand Union Canal and Frays river, as well as the residents field.

Situation

Ideally located in this well regarded peaceful residential location being within easy reach of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Metropolitan and Piccadilly line station. Brunel University, Hillingdon Hospital, Stockley Park and Heathrow airport are also easily accessible. West Drayton station is within easy reach with its Elizabeth line services to London, for the motorist the A40 / M40 and M4 are a short drive away giving access to London and the M25.

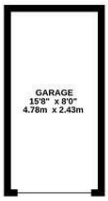
Terms and notification of sale

Tenure: Freehold
Local Authority: South Bucks
Council Tax Band: E
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

OUTBUILDING
125 sq.ft. (11.6 sq.m.) approx.



GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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