



Fernes Close, Uxbridge, UB8 2YR

- First floor maisonette
- Study/second bedroom
- No upper chain
- Gas central heating
- Cul-de-sac
- Spacious double bedroom
- Well presented
- Kitchen/breakfast room
- Well located for transport links
- Residents parking

Offers Over £250,000



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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 well presented first floor maisonette offers generously proportioned accommodation, comprising a spacious double bedroom, a versatile study or second bedroom, shower room, a large living room, and a fitted kitchen/breakfast room, set in a popular and convenient location.

Accommodation

The accommodation briefly comprises a spacious rear-aspect reception room and a modern fitted kitchen/breakfast room featuring a generous range of storage units and drawers, ample work surfaces, built in oven and inset gas hob above with extractor over, there is space for a washing machine and fridge freezer, a wall-mounted combination boiler, a rear-aspect double-glazed window, and a large built-in storage cupboard. The property also offers a well-proportioned double bedroom with a front-aspect double-glazed window, a versatile study or single bedroom has a front-aspect double-glazed window, and the fully tiled shower room has an enclosed shower cubicle, vanity wash basin and WC.

Situation

Conveniently located within easy reach of local shops and bus routes, this property is just a short distance from West Drayton Station. It also offers excellent access to the M25 and M4 motorways. Uxbridge town centre is easily accessible, providing a wide range of shops, restaurants, bars, and Metropolitan and Piccadilly Line services into central London. Key local amenities including Heathrow Airport, Stockley Business Park, Hillingdon Hospital, and Brunel University are all close by.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: C

EPC rating: C

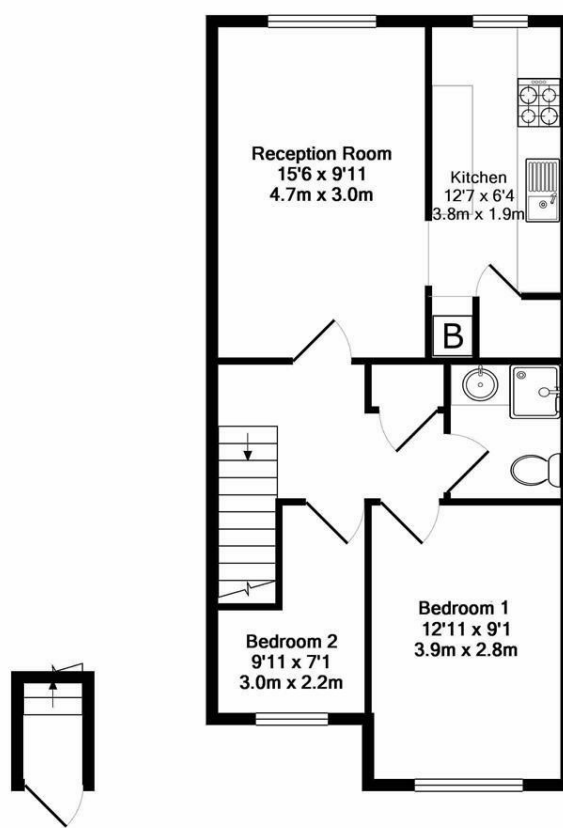
Lease: 125 years from 08/08/1988- Approximately 88 years remaining

Service charge: Approximately £420 per annum

Ground rent: £10 per annum

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

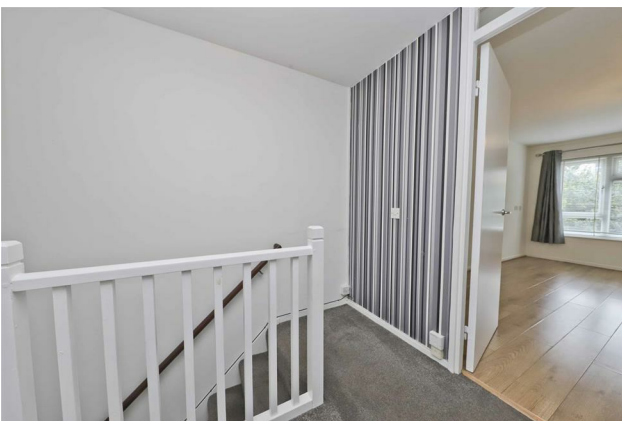


ENTRANCE FLOOR
APPROX. FLOOR
AREA 1.5 SQ.M.
(16 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 50.4 SQ.M.
(543 SQ.FT.)

TOTAL APPROX. FLOOR AREA 51.9 SQ.M. (559 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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