



Cleveland Road, Uxbridge, UB8 2DP

- Detached Family Home
- No onward chain
- Large Rear Garden
- Two reception rooms
- Three bedrooms
- Close to Uxbridge town centre
- Off street parking to the rear
- Extension potential STPP

Asking Price £585,000

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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

Set in an established residential setting, this attractive three-bedroom detached home presents an excellent opportunity for purchasers seeking a property they can make their own. Offering well-balanced accommodation throughout, together with a large private rear garden and off-street parking, the property offers potential for future enhancement.

Accommodation

Providing accommodation that briefly comprises of, entrance hall with stairs to the first floor and under stairs storage cupboard, the front reception room has a large front aspect double glazed bay window, there is a second reception room with a connecting door that has views over the rear garden, the kitchen is fitted with a range of storage units and drawers with work surfaces above, space for a gas cooker with stainless steel splash back, space for a washing machine and dishwasher, rear aspect window overlooking the rear garden and a double glazed window and door to the side.

To the first floor the landing gives access to the large loft space, bedroom one has built in wardrobes and a large front aspect double glazed bay window, bedroom two has a rear aspect double glazed window overlooking the rear garden and bedroom three has a good size single room with a front aspect double glazed window, the bathroom has an enclosed bath with shower over, vanity wash basin, WC, and rear aspect double glazed window.

Outside

To the rear, the property enjoys a large, secluded and fully enclosed garden, providing an excellent degree of privacy. A shared driveway to the side leads to off-street parking.

Situation

Positioned just a short walk from Uxbridge town centre, offering an excellent selection of shops, restaurants, cafés and leisure facilities, together with Uxbridge Underground Station providing Metropolitan and Piccadilly line services into Central London. Brunel University is also within walking distance, while the M4, M40 and M25 are all easily accessible, offering excellent road connections across London and the South East.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: F

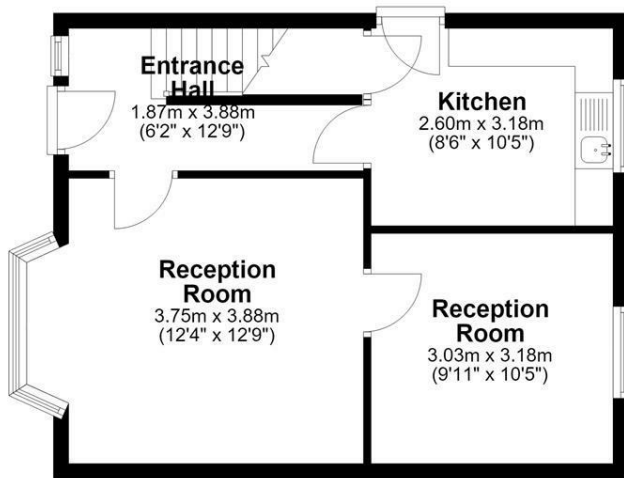
EPC Rating: E

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

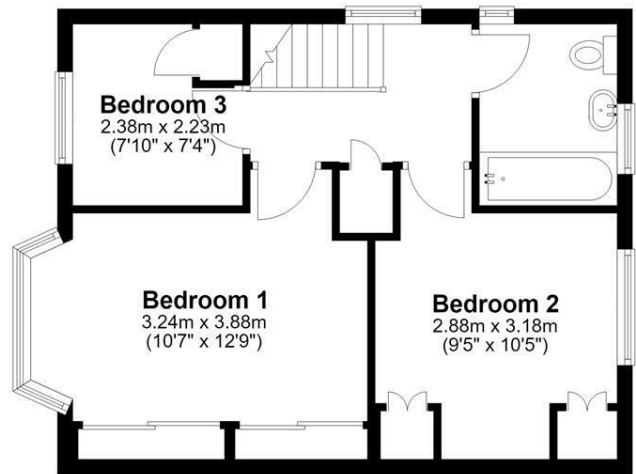
Ground Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 83.8 sq. metres (902.5 sq. feet)

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