



Hows Close, Uxbridge, UB8 2AS

- Period property
- Three bathrooms
- Superb kitchen/dining room
- Contemporary interiors
- Four bedrooms
- Open plan living space
- Town centre location
- Private rear garden

Asking Price £589,950

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Description

A four bedroom property showcasing contemporary design that has been extensively modernised and extended to optimise space and natural light creating a spacious, stylish home.

Accommodation

Providing accommodation that briefly comprises, entrance hall with stairs to the first floor, open plan living and dining space with a front aspect double glazed bay window, a superb, contemporary kitchen dining room which is fitted with a very good range of storage units and drawers, integrated fridge freezer, washing machine and dishwasher, electric oven and microwave, there are ample stone work surfaces with an inset gas hob with extractor hood above, tiled flooring runs throughout and bi-fold doors open onto the rear garden.

To the first floor there are three bedrooms with the largest room on this floor having the benefit of built in wardrobes and an en-suite shower room which is fully tiled with a shower cubicle vanity wash basin and wc, there is also a separate family bathroom which is fully tiled with an enclosed bath, vanity wash basin and wc.

To the second floor there is the main bedroom which has built in storage and en-suite bathroom which is fully tiled with an enclosed bath, wash basin and wc.

Outside

There is an attractive and low maintenance rear garden with a paved patio area and gated access to the rear.

Situation

Positioned in the heart of Uxbridge with all of the facilities that the town centre has to offer with its shops, restaurants, bars and Metropolitan/Piccadilly line station.

For the motorist the A40 is just a short drive away giving access to London and the M25.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

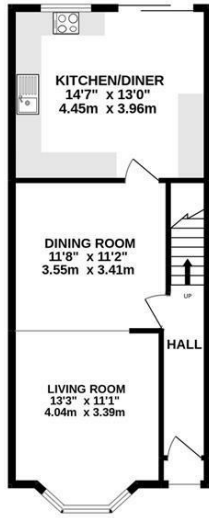
Council Tax Band: D

EPC Rating: C

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

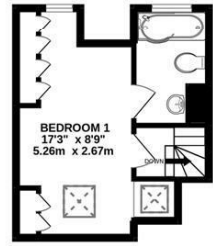
GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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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