

Cameron



Walford Road, Uxbridge, UB8 2NG

- Refurbished to a high standard
- Superb open plan kitchen
- Ground and first floor shower rooms
- Close to the town centre
- 3/4 bedroom semi-detached bungalow
- Versatile accommodation
- No onward chain
- Low maintenance rear garden

Asking Price £675,000



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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

A stunning renovated and extended four-bedroom detached family home offering spacious, modern living in a sought-after residential location. Ideally positioned close to Uxbridge town centre, excellent schools and transport links, the property presents a superb opportunity for buyers seeking a turnkey family home.

Accommodation

The accommodation of offer briefly comprises, a welcoming hallway, a well-proportioned ground floor bedroom, and a spacious reception room/additional bedroom, and luxurious shower room. Moving through the home, the hallway opens into a stunning open-plan kitchen, dining and living area, beautifully designed for modern living. This impressive space features a range of integrated appliances, generous worktop surfaces, and ample bespoke storage. Large bi-folding doors flood the room with natural light and open onto the garden, creating a bright and airy environment ideal for both everyday living and entertaining. To the first floor are two further spacious bedrooms along with an additional contemporary bathroom, providing excellent flexibility and comfort for family living.

Outside

There is an attractive low maintenance rear garden, with a paved patio are and artificial grass. To the front of the property there is an area of garden and paved pathway to the side leading to the rear of the property.

Situation

Walford Road occupies a prime position in the heart of Uxbridge, just a short walk from Uxbridge Underground Station, which is served by the Metropolitan and Piccadilly lines providing direct access into London. The town centre, shopping centre, and High Street are also close at hand, offering a wide selection of shops, restaurants, and bars. For motorists, the A40 is easily accessible, providing convenient routes into London and to the M25.

Terms and notification of sale

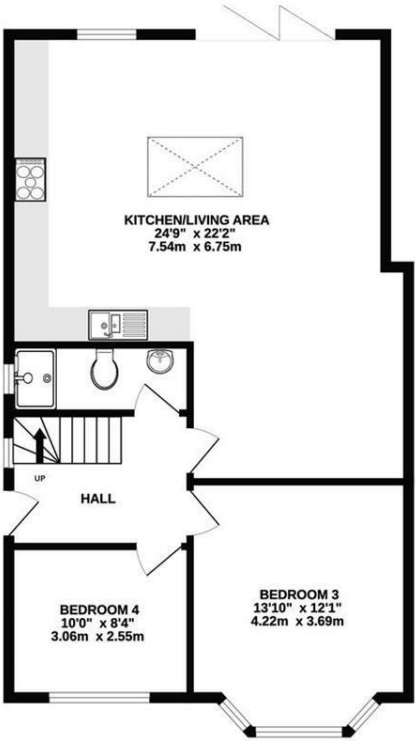
Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council tax band: E
EPC rating: C

IMPORTANT NOTICE

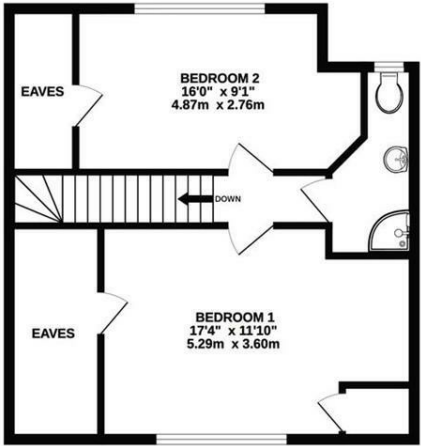
These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors an solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are 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



GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1327 sq.ft. (123.3 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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