

Cameron



Frays Way, Uxbridge, UB8 2QU

- Three bedrooms
- Open plan kitchen/dining room
- No upper chain
- Overlooking green space
- Private rear garden
- Moments from the town centre
- Off street parking
- Shower room
- Annexe facility
- Well presented

Guide Price £475,000



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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

Positioned just a short stroll from the town centre this well presented property provides three bedrooms a modern shower room, kitchen/dining room, separate reception room and also benefits from an Annexe at the rear, there is off street parking for two cars to the front of the property.

Accommodation

Providing accommodation that briefly comprises of, entrance lobby with stairs to the first floor, reception room with a front aspect double glazed window, laminate flooring and under stairs storage, the kitchen/diner is fitted with a range of storage units and drawers and has ample wooden work surfaces with an inset stainless steel sink, space for a gas cooker with extractor hood above, space for a washing machine, dish washer and fridge freezer, tiled flooring throughout the room and double glazed windows and doors that overlook and open onto the rear garden.

To the first floor there are three bedrooms and a modern fully tiled shower room.

Outside

There is an attractive paved rear garden and a driveway to the front of the property that provides off street parking for two cars.

A detached building at the rear of the garden provides an annexe facility that can be utilised for a variety of uses. This space offers an open plan room with built in wardrobes that have mirror fronted sliding doors, a fitted kitchen that has a range of storage units and drawers, ample wooden work surfaces with a stainless steel inset sink and space for a full range of appliances and a modern fully tiled shower room.

Situation

Conveniently located just a short walk to the town centre with its multiple shopping facilities, restaurants, bars and Uxbridge station with its Metropolitan and Piccadilly line services to central London. For the motorist the A40 is easily accessible providing 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: D

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

BASEMENT
289 sq.ft. (26.9 sq.m.) approx.



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA - 1057 sq.ft. (98.2 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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