



## Dellfield Crescent, Uxbridge, UB8 2ET

- Semi detached house
- No onward chain
- Large garage
- Potential for extension STPP
- Three bedrooms
- Off street parking
- Attractive rear garden
- Sought after location

**Asking Price £545,000**



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### **Description**

Requiring some modernisation, this property is rich in potential and offers scope for a substantial extension, subject to planning permission.

### **Accommodation**

Light-filled and generously proportioned, the accommodation briefly comprises an entrance hall with stairs to the first floor and useful under-stairs storage. The open-plan reception room provides ample living and dining space, featuring double doors that overlook and open onto the rear garden, while a front-aspect double-glazed bay window allows an abundance of natural light into the room.

The kitchen is fitted with a range of storage units and drawers, offering ample worktop space with an inset sink, tiled walls, and space for appliances. A double-glazed door leads into a utility area, which provides access to the garage and benefits from double-glazed sliding doors opening onto the garden.

To the first floor, the landing offers access to the loft space. Bedroom one is a spacious double room with built-in wardrobes featuring sliding doors and a front-aspect double-glazed bay window. Bedroom two is also a generous double bedroom, benefitting from a built-in storage cupboard housing the hot water tank and a double-glazed window overlooking the rear garden. Bedroom three is a well-proportioned single room with a front-aspect double-glazed window. The tiled family bathroom is fitted with an enclosed bath with shower over, a vanity wash basin, and a rear-aspect double-glazed window. There is also an adjacent separate WC, also with a rear-aspect double-glazed window.

### **Outside**

There is a generous garden to the rear of the property with a large paved patio area, large area of lawn and a variety of mature shrubs and trees.

To the front there is off street parking and a shared driveway leading to a double length garage.

### **Situation**

Ideally located in this well regarded peaceful residential location being within easy reach of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Metropolitan and Piccadilly line station. Brunel University, Hillingdon Hospital, Stockley Park and Heathrow airport are also easily accessible. West Drayton station is within easy reach with its Elizabeth line services to London, for the motorist the A40 / M40 and M4 are a short drive away giving access to London and the M25.

### **Terms and notification of sale**

Tenure: Freehold

Local authority: London Borough Of Hillingdon

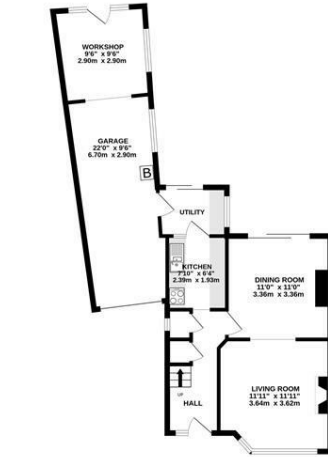
Council Tax Band: E

Current EPC Rating: D

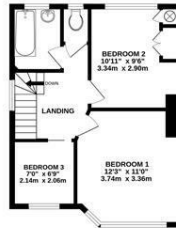
### **IMPORTANT NOTICE**

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

GROUND FLOOR  
689 sq ft (64.0 sq m.) approx.



1ST FLOOR  
390 sq ft (36.3 sq m.) approx.



TOTAL FLOOR AREA: 1079 sq ft (100.3 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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