



Newlyn Close, Hillingdon, UB8 3PA

- Three/four bedrooms
- Superb extended kitchen
- Open plan living space
- Luxurious family bathroom
- Study/bedroom 4
- Semi detached home
- Ground floor w.c.
- Utility room
- Off street parking
- Cul-de-sac location

Offers In Excess Of £550,000



Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co

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

With a versatile floorplan offering a large extended living and dining space, stylish modern kitchen and utility room, a separate office with en-suite w.c. creating the ideal space to work from home that can also double as an additional bedroom, there are three spacious first floor bedrooms and a luxurious family bathroom, the property also benefits from an attractive garden and off street parking.

Accommodation

Providing accommodation that briefly comprises, entrance porch that opens into the large extended open plan living space with wooden flooring throughout, the kitchen is fitted with a very good range of storage units and drawers, with an integrated dishwasher, inset gas hob with extractor hood above, built in electric double oven, ample work surfaces that incorporate a breakfast bar and an inset sink with mixer tap, tiled flooring which runs through to the utility room where there is space for appliances, there is also a ground floor bedroom/study with an en-suite w.c.

To the first floor the landing gives access to the loft space, there are three well proportioned bedrooms with the main bedroom having the benefit of built in wardrobes, the modern bathroom has an enclosed bath with shower over, vanity wash basin with ample built in storage, w.c. tiled flooring and partly tiled walls.

There is an ADT alarm system.

Outside

There is an attractive enclosed rear garden with shrub borders and pedestrian side access leading to the front of the property where a block paved driveway provides off street parking for two cars

Situation

Newlyn Close is ideally Located being within close proximity of Hillingdon Hospital, Stockley Park and Heathrow Airport, with Uxbridge town centre being easily accessible by car or public transport, offering a very good range of shopping facilities, restaurants and bars and Uxbridge station with its Metropolitan and Piccadilly line services. Local shops are also a short walk away.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

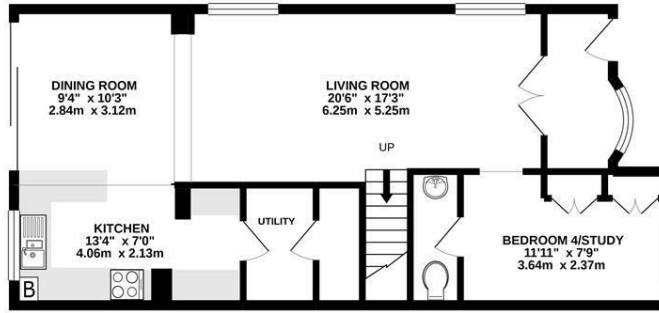
Council Tax Band: E

EPC Rating: D

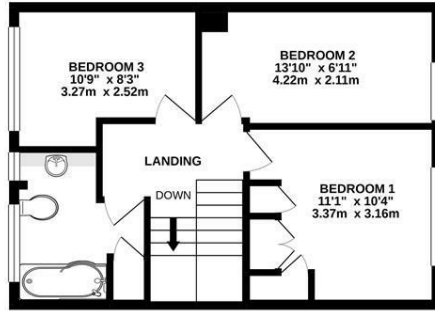
IMPORTANT NOTICE

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
624 sq.ft. (58.0 sq.m.) approx.



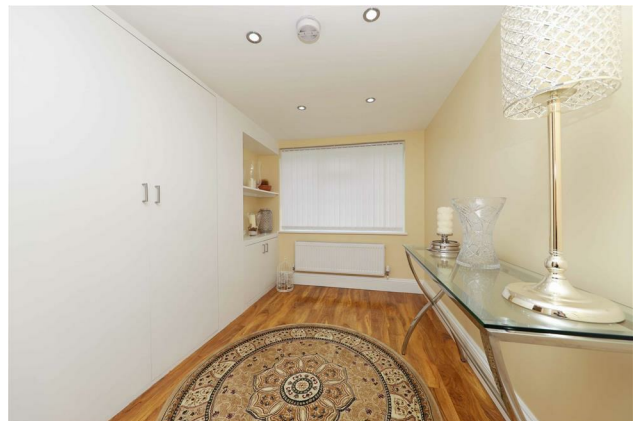
1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint 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.
Made with Metropix ©2021

Cameron



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.