



## Church Lane, Uxbridge, UB8 2XD

- Semi detached family home
- En-suite shower room
- Study
- Off street parking
- Separate reception room
- Four double bedrooms
- Family bathroom
- Integral garage
- Open plan kitchen/family room
- Ground floor WC

**Asking Price £640,000**

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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**

This well presented four bedroom semi-detached family home is situated in a peaceful position. The property benefits from an integral garage, off-street parking, and well-balanced accommodation throughout.

**Accommodation**

Providing accommodation that briefly comprises, entrance hall with stairs rising to the first floor, a front reception room, and a superb kitchen/family room. The kitchen is fitted with an excellent range of storage units and drawers, ample work surfaces incorporating a breakfast bar, and space for appliances. There is a built-in electric oven with hob above and extractor over. The family area benefits from double doors overlooking and opening onto the rear garden. A ground floor WC completes the ground floor accommodation.

To the first floor are four spacious bedrooms, with the principal bedroom benefiting from an en-suite shower room, along with a separate study. The family bathroom comprises an enclosed bath with shower over, vanity wash basin and WC.

**Outside**

The property features a private rear garden, mainly laid to lawn with mature shrubs, a block-paved patio area, and a pathway leading to the garden shed. Side access provides convenient access to the front of the property.

There is an area of garden to the front of the property. A block paved driveway provides off street parking and leads to the integral garage.

**Situation**

Situated in a peaceful location yet conveniently close to Uxbridge town centre, the property benefits from a wide range of shopping facilities, restaurants and bars, as well as excellent transport links via the Metropolitan and Piccadilly lines. For motorists, the A40/M40 is just a short drive away, providing easy access to London and the M25.

**Terms and notification of sale**

Tenure: Freehold

Local authority: London Borough of Hillingdon

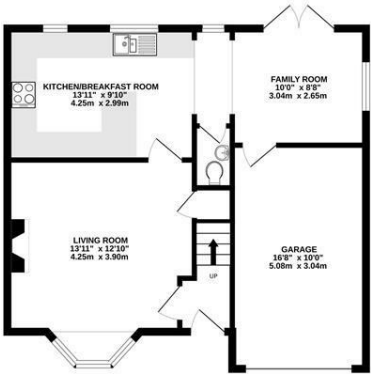
Council Tax Band: E

Current EPC Rating: E

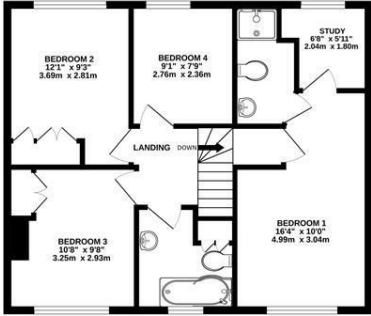
**IMPORTANT NOTICE**

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  
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1248 sq.ft. (115.9 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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