

Packet Boat Lane, Uxbridge, UB8 2JR

- Stunning riverside location
- Versatile accommodation
- Vehicular rear access
- Attractive garden
- In need of modernisation
- Off street parking
- No upper chain

Asking Price £600,000

Description

Set in a superb garden this unique link detached single level home is positioned in a secluded location within Cowley Lock conservation area and offers a versatile floorplan and a stunning secluded garden

Accommodation

Providing accommodation that briefly comprises, entrance hall, front reception room with a feature tiled fireplace, front and side aspect windows, there is a separate dining room with a side aspect bay window and built in storage cupboard housing the boiler, there is a kitchen with storage units and drawers, work surface with an inset stainless steel sink, space for an electric cooker, side aspect window and door to the garden room that open onto the rear garden, the main bedroom is a large double room with a side aspect bay window, shower cubicle and wash basin, the second bedroom is a single room with a side aspect window.

Outside

There is a large secluded garden with mature shrubs and trees adjacent to the River Frays, there is vehicular access with double gates at the rear of the garden.

To the front of the property there is off street parking.

Situation

The property is located in this secluded position being within close proximity of Little Britain Lake and is positioned to offer easy access to Uxbridge town centre with its multiple shopping facilities, restaurants and bars and Metropolitan/Piccadilly line station linking to the Capital's entire tube and mainline network. West Drayton mainline station is operated by First Great Western railway, with services to Paddington, Reading and Oxford and will benefit from the integration of The Elizabeth Line.

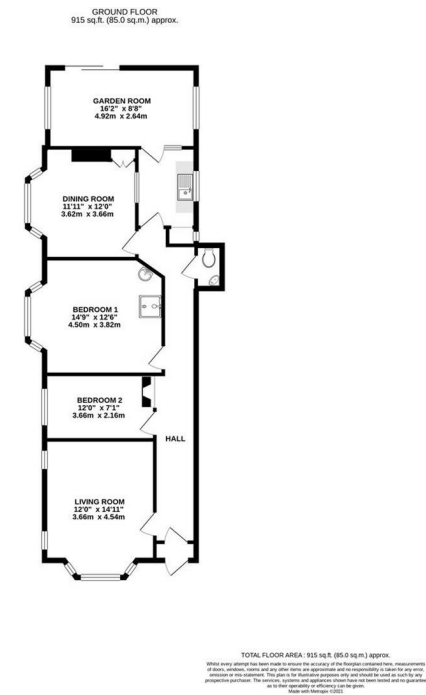
Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

EPC Rating: G



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