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Snowden Avenue, Hillingdon, Uxbridge, UB10 0SD

- Fully refurbished home
- Large rear garden
- Ground floor WC
- No onward chain
- Three bedrooms
- Sought after location
- First floor shower room
- Extension potential (STPP)

Offers In Excess Of £500,000

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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

Offered for sale with no onward chain, this beautifully presented home offers excellent potential to extend (STPP) and occupies a sought after residential location, within easy reach of well regarded schools, transport links and a wide range of shopping facilities.

Accommodation

The accommodation briefly comprises an entrance lobby with stairs rising to the first floor and a well proportioned lounge with a front aspect double glazed window, providing plenty of natural light.

The kitchen/breakfast room has been newly fitted with a range of modern units and drawers, complemented by work surfaces incorporating an inset stainless steel sink, gas hob with extractor hood above and electric oven below. A rear aspect double glazed window overlooks the garden, while a glazed door provides direct access outside. There is also a useful understairs storage cupboard housing the combination boiler, together with a ground floor WC.

To the first floor are three bedrooms and a shower room, completing the accommodation.

Outside

There is a large garden to the rear of the property with mature shrubs and trees and a paved patio area. there is ample space for an extension to the rear of the property subject to the relevant consents.

To the front of the property there is a paved front garden providing the potential for off street parking subject to the installation of a crossover.

Situation

Snowden Avenue is a popular residential location, ideally placed for access to well regarded schools and transport connections. Uxbridge town centre is within easy reach, offering a comprehensive selection of shops, restaurants and leisure facilities, together with Uxbridge Underground Station providing Metropolitan and Piccadilly line services into London.

The area also offers convenient road connections, with the A40, M40 and M25 providing access to Central London, Heathrow Airport and the wider motorway network.

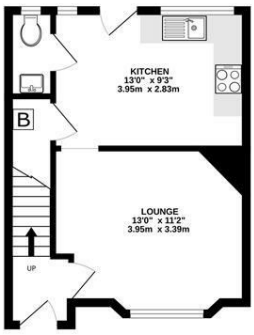
Terms and notification of sale

Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax Band: D
EPC Rating: D

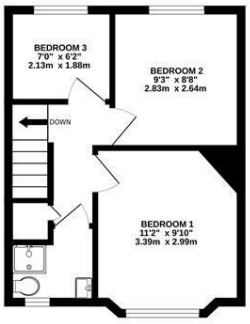
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors an 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
320 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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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