



## Fairlight Drive, Uxbridge, UB8 1XP

- Prime North Uxbridge location
- Immaculate condition throughout
- Cul-de-sac location
- Private rear garden
- Two bedroom terrace house
- 0.5 miles from Uxbridge Station
- Ground floor W/C
- Allocated parking

**Guide Price £485,000**

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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**

A beautifully presented two-bedroom terraced home located in this prime North Uxbridge location, refurbished to an exceptional standard throughout, offering a luxurious living environment in a peaceful cul-de-sac setting.

**Accommodation**

The accommodation briefly comprises an entrance hall, ground floor W.C. The modern refurbished kitchen is fitted with a range of storage units and features ample work surfaces, an inset stainless-steel sink, induction hob, washing machine and fridge freezer. The kitchen also benefits from a wall-mounted boiler and a front-aspect double-glazed window. The spacious and immaculately presented reception room offers direct access to the garden via newly fitted double-glazed French doors.

The first floor comprises two well-proportioned bedrooms and a modern family bathroom.

**Outside**

There is an attractive low maintenance rear garden with a paved patio area.

There is allocated parking within the development for the property.

**Situation**

Ideally located within easy walking distance of Uxbridge town centre, offering a wide range of shops, restaurants and bars, along with the Metropolitan and Piccadilly Line station. For commuters, the A40/M40 is just a short drive away, providing convenient access to London and the M25. Uxbridge Common and Hillingdon Leisure Centre are also nearby.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

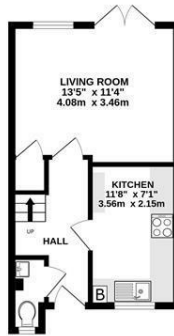
Council Tax Band: D

Current EPC Rating: C

**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  
313 sq ft, (29.0 sq m.) approx.



1ST FLOOR  
313 sq ft, (29.1 sq m.) approx.



TOTAL FLOOR AREA: 626 sq ft, (58.1 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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