



Harefield Road, Uxbridge, UB8 1PN

- Superb period home
- Stunning kitchen
- Ample off street parking
- Two bathrooms
- Utility room
- Five bedrooms
- Prime location
- Large rear garden
- Four reception rooms
- Stylish interiors

Asking Price £950,000

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

Situated in a sought after location this stunning home offers tremendous living space, a stunning kitchen breakfast room, five double bedrooms, two bathrooms, a very attractive rear garden, and ample off street parking.

Accommodation

Providing accommodation that briefly comprises, entrance hall with built in storage, ground floor shower room, study, superb kitchen breakfast room fitted with a range of shaker style storage units and drawers and central island, there are ample stone work surfaces, space for a range cooker with extractor hood above, there is also space for a dishwasher and fridge freezer, a separate utility room has additional storage and space for a washing machine and tumble dryer, there is a Mega flow system, wall mounted boiler and a door opening onto the rear garden, the family room is open to the kitchen and overlooks the rear garden, there are two further generous reception rooms accessed from an inner hallway where there are stairs to the first floor and to the basement.

There are five spacious bedrooms to the first floor with the main bedroom having the benefit of built in wardrobes, a shower cubicle and wash basin, the modern family bathroom features a back to wall bath, separate shower cubicle, wash basin and w.c.

Outside

There is a large garden to the rear of the property with a variety of shrubs and trees which backs onto the River Frays, to the front a paved driveway provides ample off street parking, there is also an area of garden in front of the property.

Situation

Positioned in this well regarded location moments from Uxbridge Common and within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Uxbridge station which provides Metropolitan and Piccadilly line services to London. For the motorist the A40 / M40 is a short drive away giving access to London and the M25. Well regarded primary and secondary schools are within close proximity.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

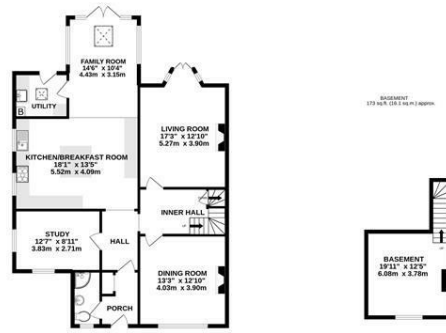
Council Tax Band: F

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
1222 SQ. FT. (114.9 SQ. M.) APPROX.



BASEMENT
173 SQ. FT. (16.1 SQ. M.) APPROX.



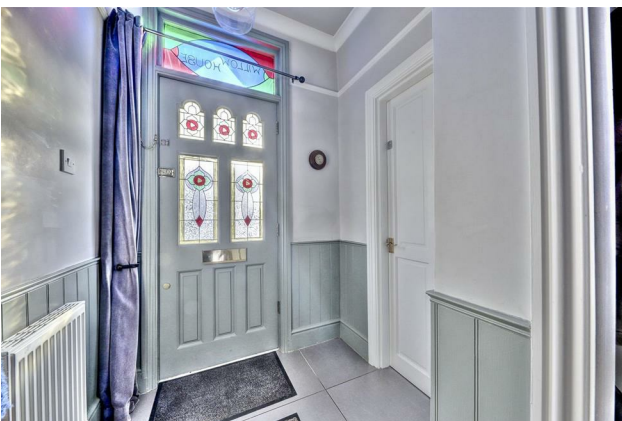
1ST FLOOR
1071 SQ. FT. (99.1 SQ. M.) APPROX.



TOTAL FLOOR AREA : 2225 sq.ft. (206.7 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.
Made with Metropix ©2022

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.