



## Lancaster Road, Uxbridge, UB8 1AP

- Prime town centre location
- Open plan reception room
- Loft room
- Attractive rear garden
- Character property
- Two double bedrooms
- Modern Kitchen
- Spacious first floor bathroom
- Off street parking
- Well presented throughout

**Asking Price £500,000**

Cameron Estate Agents  
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**Description**

A charming period home positioned in this most sought after road in North Uxbridge offering well proportioned living space, a secluded rear garden and off street parking.

**Accommodation**

Offering accommodation that briefly comprises, open plan reception rooms providing ample living and dining space with hardwood flooring throughout, feature cast iron fireplace with exposed brick feature chimney breast front and rear aspect double glazed windows and stairs to the first floor. There is access to the modern fitted kitchen with a range of white storage units and drawers with work surfaces above, space for gas oven with extractor above, partly tiled walls, tiled floor, there is a door to the garden and a separate utility room with space for a washing machine and tumble dryer.

To the first floor the landing gives access to the two double bedrooms and spacious bathroom with freestanding bath, corner shower cubicle, w.c. and wash basin. There is also a staircase to the loft room which has wooden flooring and a velux window.

**Outside**

There is an attractive rear garden being mainly laid to lawn with a variety of shrubs and trees, to the front there is off street parking for one car.

**Situation**

The property is located in this sought after road in North Uxbridge, just a short stroll from Uxbridge town centre with its shopping facilities, restaurants, bars and Metropolitan / Piccadilly line station. For the motorist the A40/M40 is a short drive away giving access to London and the M25.

Well regarded schools are within close proximity such as Hermitage, John Locke Academy, and Vyners.

Uxbridge Common is just a short walk away, as is Hillingdon Leisure Centre with its state of the art facilities and 50 metre indoor and outdoor swimming pools.

**Terms and notification of sale**

Tenure: Freehold

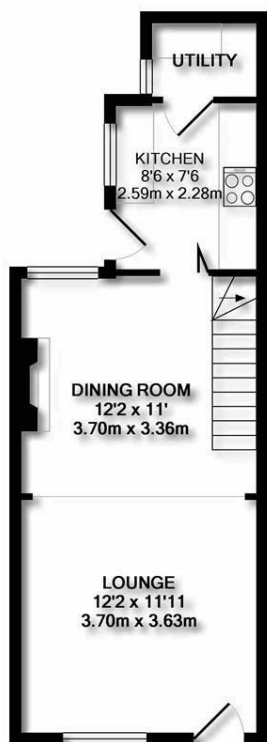
Local Authority: London Borough of Hillingdon

Council Tax Band: D

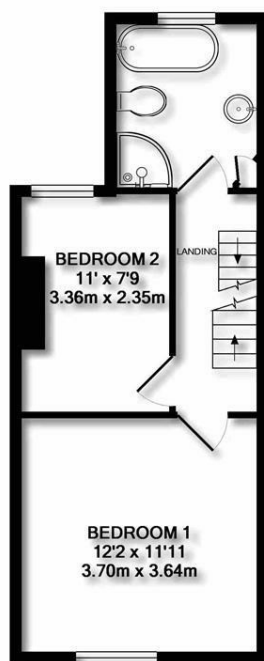
EPC Rating: D

**IMPORTANT NOTICE**

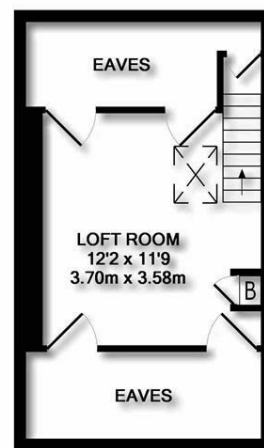
These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They 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  
APPROX. FLOOR  
AREA 365 SQ.FT.  
(33.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 336 SQ.FT.  
(31.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 243 SQ.FT.  
(22.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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