

# Cameron

# Cameron



## Harvey Road, Hillingdon, UB10 0HS

- Three bedrooms
- Two reception rooms
- Off street parking
- Silver estate
- Semi detached home
- Garage
- No upper chain
- Well regarded location

**Asking Price £435,000**



Cameron Estate Agents  
195 High Street,  
Middlesex, Uxbridge, UB8 1LB  
E: [uxbridge@cameron.co](mailto:uxbridge@cameron.co)  
T: 01895252000  
[www.cameron.co](http://www.cameron.co)

### Description

Ideally located in this popular residential location this three bedroom semi detached home features two spacious reception rooms and a large rear garden.

### Accommodation

Providing accommodation that briefly comprises of, entrance porch, front reception room with a front aspect window and stairs to the first floor, double doors open into the second reception room with a fireplace and rear aspect window overlooking the rear garden, the kitchen has built in storage cupboards, work surfaces, space for appliances and a large built in storage cupboard, a double glazed door opens onto the rear garden.

To the first floor there are three bedrooms and the family bathroom with an enclosed bath, wash basin and w.c.

### Outside

There is a good size enclosed rear garden to the rear of the property with a paved patio area, to the front hard standing provides off street parking for two cars.

### Situation

Harvey Road is a highly regarded residential road, conveniently positioned within easy reach of Hillingdon Station, offering Metropolitan and Piccadilly Line services into Central London. The area is particularly popular with families due to its excellent choice of highly regarded local schools.

For commuters travelling by car, the A40/M40 is just a short drive away, providing swift access to Central London and the M25 motorway. Uxbridge town centre is also close at hand, offering an extensive range of shops, restaurants, cafés and leisure facilities.

Further benefits include easy access to Hillingdon Hospital, Brunel University and Heathrow Airport. For recreation, Court Park is just a short stroll away and features tennis courts and a bowls club, while Hillingdon Golf & Cricket Club and Uxbridge Leisure Centre, with its fully equipped gym and indoor and outdoor swimming pools, are also within easy reach.

### Terms and notification of sale

Tenure: Freehold

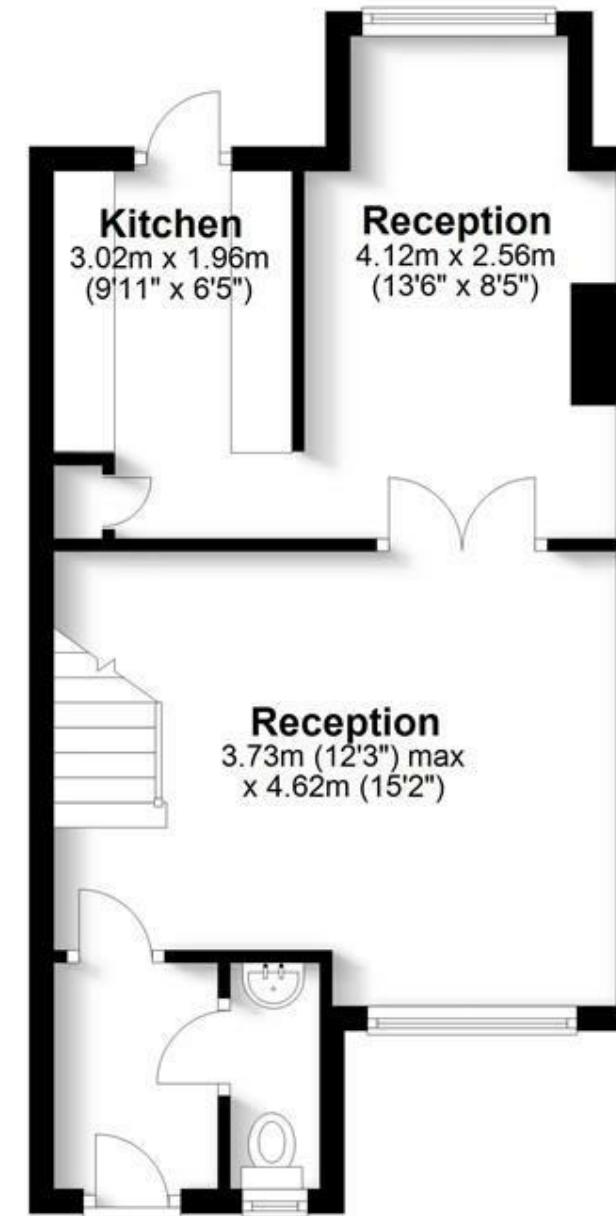
Local Authority: London Borough of Hillingdon

Council Tax Band: D

EPC Rating: E

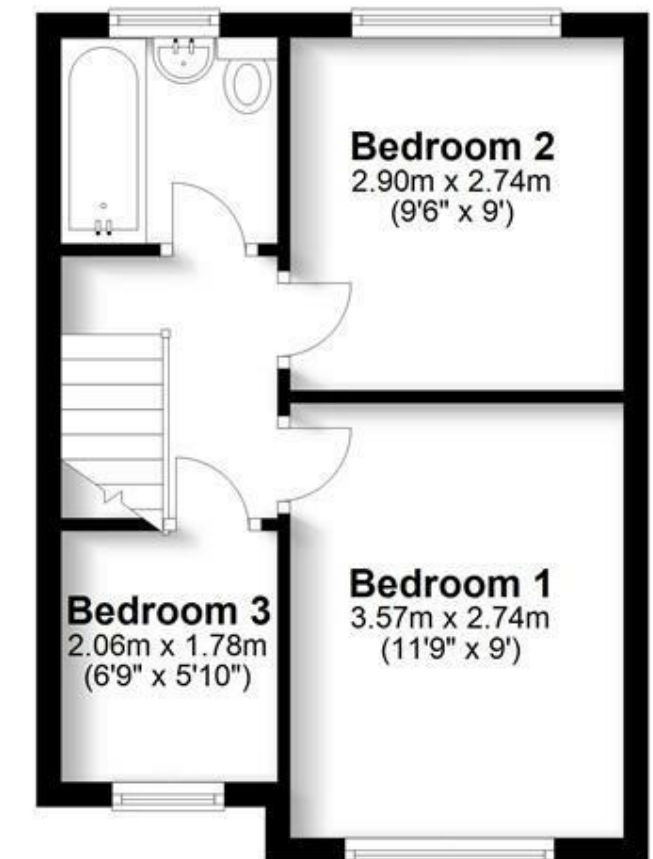
### Ground Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



### First Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



Total area: approx. 66.4 sq. metres (714.5 sq. feet)

### IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. 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 contracts