



High Road, Cowley, UB8 2HL

- Three bedrooms
- Convenient location
- Two reception rooms
- No upper chain
- Off street parking
- Large rear garden
- Spacious fitted kitchen

Asking Price £490,000



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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

Perfectly positioned within easy reach of Uxbridge town centre and West Drayton Station, offering excellent transport links and local amenities.

Accommodation

Providing accommodation that briefly comprises of, entrance hall with stairs to the first floor and under stairs storage, there is a spacious reception room, the kitchen/dining room which is fitted with a good range of storage units and drawers, and has ample work surfaces with an inset stainless steel sink, and space for appliances, wall mounted boiler, and door to the rear garden. To the first floor there are three well proportioned bedrooms and family bathroom with an enclosed bath with shower over and vanity wash basin and WC.

Outside

There is a large private garden to the rear of the property with a brick storage shed. To the front of the property a paved driveway provides off street parking.

Situation

The property is ideally located within close proximity of Uxbridge town centre with its shopping facilities, restaurants, bars and Metropolitan and Piccadilly line services to London from Uxbridge Station. West Drayton is only a short distance away and provides additional shopping facilities and West Drayton mainline station benefits from the Elizabeth Line. Brunel University, Hillingdon Hospital and Heathrow airport are easily accessible, for the motorist the M4 is a short drive away giving access to London and the M25, the A40/M40 is also nearby.

Terms and notification of sale

Tenure: Freehold

Local authority: London Borough of Hillingdon

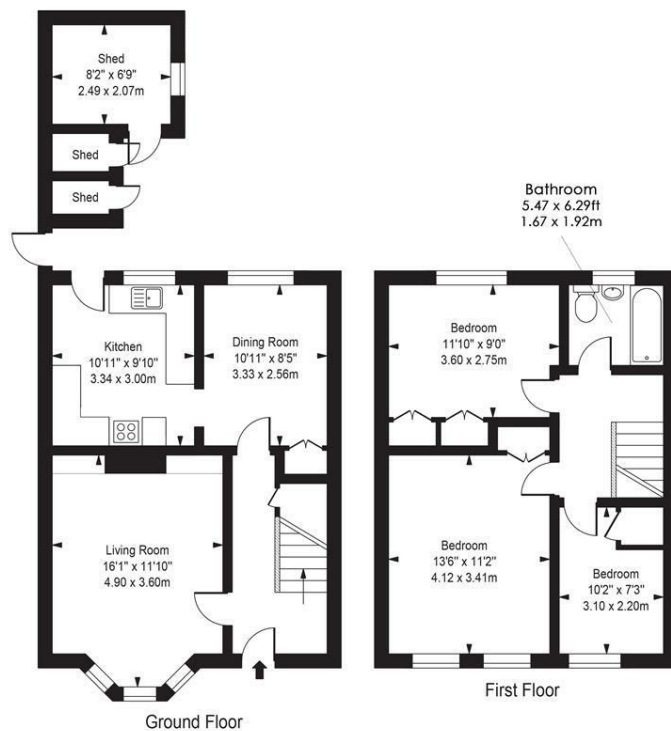
Council Tax Band:

Current EPC Rating:

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

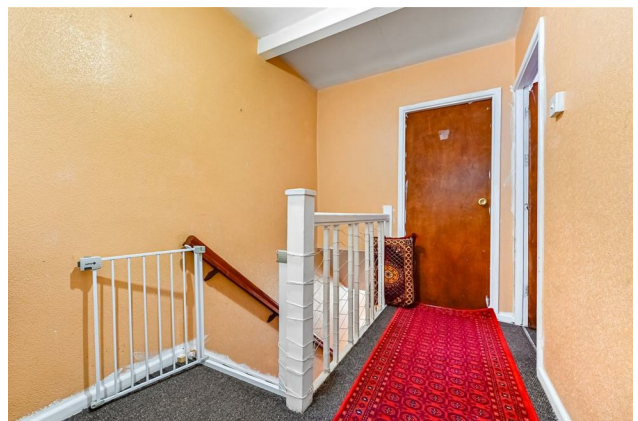
Approx. Gross Internal Area 986 Sq Ft - 91.60 Sq M
(Excluding Sheds)
Approx. Gross Internal Area Of Sheds 81 Sq Ft - 7.53 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.
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