

Cameron

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Maylands Drive, Uxbridge, UB8 1BH

- Superb kitchen/dining room
- Ample off street parking
- Attractive rear garden
- Four piece bathroom suite
- Ground floor w.c.
- Three bedrooms
- Very well presented
- Sought after location
- Separate reception room
- Detached garage

Offers In Excess Of £650,000

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Description

Situated in a sought after neighbourhood this well-proportioned three bedroom semi-detached home offers light filled living space, a superb rear garden, ample off street parking and a detached garage.

Accommodation

Providing accommodation that briefly comprises of, entrance hall with stairs to the first floor and ground floor w.c, there is a spacious reception room with a large front aspect double glazed window and a superb kitchen dining room across the back of the property with bi fold doors that create a seamless link to the garden creating an ideal entertaining space, the kitchen is fitted with a good range of storage units and drawers with granite work tops, there is space for a range cooker with a stainless steel extractor hood above, an integrated dishwasher, a concealed combination boiler and space for an American style fridge freezer, a central island provides additional storage and houses the washing machine and has a large granite work top with a Butler sink, tiled flooring runs throughout the room and there is an additional built in storage cupboard that houses the gas and electric meters.

To the first floor there are three well proportioned bedrooms and the bathroom with an enclosed bath, vanity wash basin, w.c. with concealed cistern and a tiled shower cubicle and tiled walls and flooring.

Outside

There is an attractive and well maintained garden to the rear of the property with mature shrubs and trees and a large area of lawn, a decked area provides ample space for garden furniture, to the front a large block paved driveway provides ample off street parking and leads to the detached garage while still leaving an area of garden with shrub borders.

Situation

Ideally located moments from Uxbridge Common, and town centre with its multiple shopping facilities, restaurants and bars and Uxbridge station with its Piccadilly and Metropolitan line services.

Hillingdon sports and leisure centre and Uxbridge cricket club is just a short walk away both providing superb leisure facilities.

Well regarded schools such as Vyners and Hermitage are in close proximity.

For the motorist the A40 / M40 are just a short drive away giving access to London and the M25.

Terms and Notification of sale

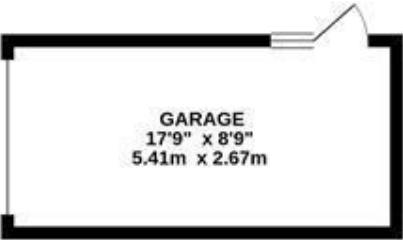
Tenure: Freehold

Local Authority: London Borough of Hillingdon

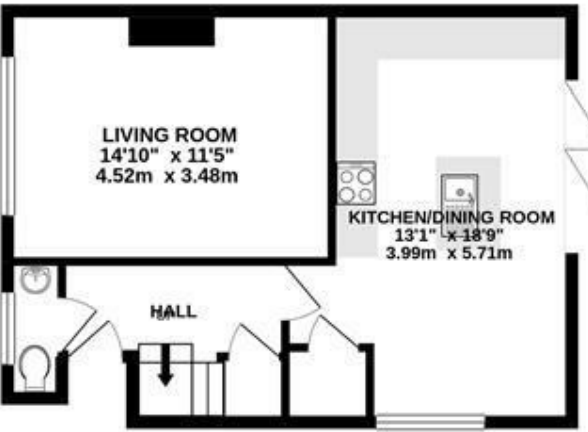
Council tax band: F

EPC Rating: E

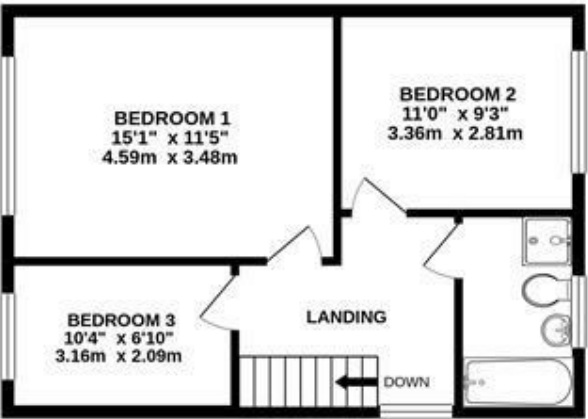
OUTBUILDING
156 sq.ft. (14.5 sq.m.) approx.



GROUND FLOOR
466 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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.
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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