Cameron



Wellington Road, Uxbridge, UB8 2AP

- Superb semi detached period home
- Four bedrooms
- Two bathrooms
- Two reception rooms
- Laid out over three levels

- Moments from Uxbridge town entre
- Ample residents parking
- Spacious kitchen breakfast room
- Attractive rear garden
- Utility room and snug

Offers In The Region Of £625,000

Cameron Estate Agents

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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

Situated in a sought-after location, this stunning home is arranged over three light-filled levels and offers exceptional living space. Highlights include a beautiful kitchen/breakfast room, four bedrooms, two bathrooms, a very attractive rear garden, and ample on-street parking.

Accommodation

The accommodation briefly comprises an entrance hall with stairs leading to the first floor. The front reception room features a charming period fireplace and a front-facing window. Glazed folding doors connect this space to the dining room, which in turn opens into a cosy snug. A separate utility room has under floor heating and offers built-in storage, space for appliances, and has a wash basin and WC. The extended kitchen/breakfast room has underfloor heating and is well-appointed with a generous range of storage units and drawers, ample work surfaces, and a central island incorporating a breakfast bar. There are modern appliances including 2 ovens, along with space for a dishwasher.

The first floor hosts two double bedrooms, a single bedroom, and modern family bathroom, which includes an enclosed bath, separate shower cubicle, wash basin, and WC. The impressive principal bedroom is located on the second floor and benefits from its own en-suite wet room has electric underfloor heating.

Outside

There is an attractive, well stocked garden to the rear of the property and a pretty walled garden to the front.

There is ample on street parking for residents and visitors.

Situation

Ideally positioned in a central location just moments from the town centre with its shopping facilities, restaurants bars and also Uxbridge station with its Metropolitan and Piccadilly line services to the heart of London.

Brunel University is also a short walk away, and for the motorist the A40 is a short drive away giving access to London and the M25. Popular primary and secondary schools in Uxbridge are also nearby.

Terms and notification of sale

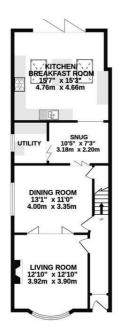
Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax: D EPC Rating: C

IMPORTANT NOTICE

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







TOTAL FLOOR AREA: 1454 sq.ft. (135.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorage contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shrown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropic ©2024

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