



## Dellfield Crescent, Uxbridge, UB8 2ET

- Semi detached house
- Well proportioned accommodation
- Off street parking
- Stylish modern kitchen
- Open plan living space
- Three spacious bedrooms
- Potential for extension STPP
- Large rear garden
- Luxurious bathroom
- Very well presented

**Asking Price £560,000**

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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**

This superb property is presented in very good condition throughout, having the benefit of a recently refitted kitchen and a large modern bathroom, externally there is a generous rear garden and a private driveway providing off street parking.

**Accommodation**

Light filled and generously proportioned the accommodation on offer briefly comprises, entrance hall with stairs to the first floor and under stairs storage, the open plan reception room provides ample living and dining space with double doors that overlook and open onto the rear garden, and a front aspect double glazed bay window allows plenty of natural light into the room, the modern kitchen is fitted with a good range of storage units and drawers with stone work tops and splashback, inset sink and inset induction hob with extractor above, there is an integrated dishwasher, integrated electric oven and microwave and space for a freestanding fridge freezer, there is a double glazed door to the side and double glazed windows to the rear and side aspect.

To the first floor the landing has access to the loft space, bedroom one is a spacious room having built in wardrobes with sliding doors, and a front aspect double glazed bay window, bedroom two is also a spacious double room which has a built in storage cupboard housing the hot water tank and a double glazed window overlooking the rear garden, bedroom three is a good size single room with a front aspect double glazed window, the luxurious family bathroom fitted with a corner bath and shower over, vanity wash basin and WC.

**Outside**

There is a generous garden to the rear and side of the property with a large paved patio area, large area of lawn and raised patio area to the rear, to the front of the property there is an area of garden and off street parking and an electric car charging point.

**Situation**

Ideally located in this well regarded peaceful residential location being within easy reach of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Metropolitan and Piccadilly line station. Brunel University, Hillingdon Hospital, Stockley Park and Heathrow airport are also easily accessible. West Drayton station is within easy reach with its Elizabeth line services to London, for the motorist the A40 / M40 and M4 are a short drive away giving access to London and the M25.

**Terms and notification of sale**

Tenure: Freehold

Local authority: London Borough Of Hillingdon

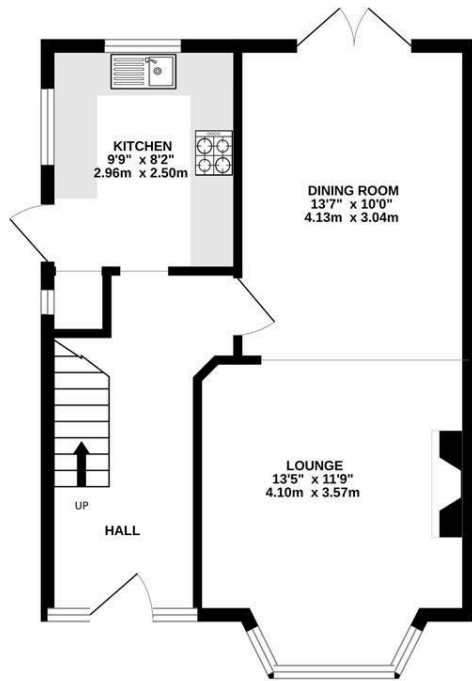
Council Tax Band: E

Current EPC Rating: D

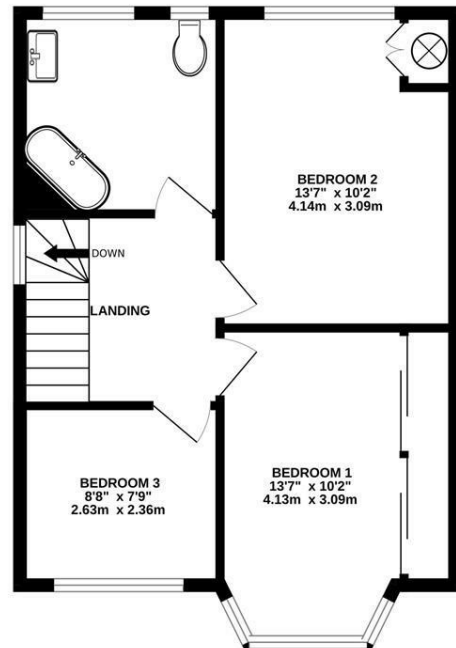
**IMPORTANT NOTICE**

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  
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 932 sq.ft. (86.6 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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