



## Petworth Gardens, Uxbridge, UB10 9HQ

- Spacious three-bedroom semi-detached home
- Stunning modern kitchen with high-quality finishes
- Study/home office
- Three well-proportioned bedrooms
- Attractive rear garden
- Impressive ground floor rear extension
- Open-plan reception areas
- Convenient ground floor WC
- Contemporary family bathroom
- Off-street parking

**Asking Price £595,000**

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### **Description**

This well-presented three-bedroom semi-detached home offers stylish and versatile living space, ideal for modern family life. The property has been thoughtfully extended to the rear, creating a stunning contemporary kitchen/breakfast room. There are open plan reception areas, a useful study/utility room, and a ground floor WC. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from off-street parking, side access, and an attractive rear garden.

### **Accommodation**

The accommodation briefly comprises an entrance porch leading into a welcoming entrance hall, with stairs rising to the first floor. The spacious open-plan reception room provides ample living and dining space and features a gas fire with an attractive stone surround, creating a cosy focal point. Double doors lead through to the impressive extended kitchen/breakfast room. This superb space is fitted with a range of stylish modern units and drawers, offering ample storage, alongside integrated appliances including a dishwasher, built-in oven, and microwave, with additional space for a washing machine. Granite work surfaces provide generous preparation space and incorporate a breakfast bar, as well as an inset five-ring gas hob with extractor hood above. Tiled flooring with underfloor heating runs throughout, while bi-fold doors open onto and overlook the rear garden, allowing for an abundance of natural light. Further ground floor benefits include a versatile study/utility room with side access, and a convenient guest WC.

To the first floor, there are three well-proportioned bedrooms, along with a modern family bathroom comprising an enclosed bath with shower over, wash hand basin, and WC.

### **Outside**

There is an attractive rear garden that is mainly laid to lawn with paved patio areas, to the side of the property there are brick built storage sheds and a pathway leading to the front of the property.

To the front a block paved driveway provides off street parking.

### **Situation**

Positioned within this sought after location, popular with families and commuters alike due to its peaceful setting, excellent local amenities and transport facilities. The area benefits from a strong selection of well-regarded primary and secondary schools, making it an ideal location for family living. Uxbridge town centre is within easy reach and offers a wide range of shopping facilities, restaurants, cafés, and leisure amenities, including the Intu shopping centre. Road users benefit from convenient access to the A40, M40, and M25. Nearby green spaces and parks add to the appeal, offering opportunities for outdoor recreation and relaxation.

### **Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: C

EPC Rating: C

### **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.



TOTAL FLOOR AREA: 1163 sq. ft. (108.1 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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