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Violet Avenue, Uxbridge, UB8 3PP

- Semi detached house
- Three bedrooms
- Ample off street parking
- Two reception rooms
- Corner position
- No onward chain
- Detached garage
- Potential to extend (STPP)

Asking Price £500,000

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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
Requiring modernisation throughout, the property is offered to the market with no onward chain, making it an ideal opportunity for buyers looking to personalise and add value in a desirable residential location.

Accommodation
The accommodation briefly comprises an entrance hall with built-in storage. The front reception room benefits from a double-glazed bay window overlooking the front garden, while the rear reception room features a fireplace and a rear-aspect double-glazed window overlooking the garden.
The kitchen is fitted with a range of units and drawers, work surfaces with an inset stainless steel sink, and space for appliances. There is also a wall-mounted boiler, a double-glazed door leading to the rear garden, and double-glazed windows to the side and rear.
To the first floor, there are three well-proportioned bedrooms, along with a family bathroom comprising an enclosed bath, wash basin, WC, and a rear aspect double glazed window.

Outside
Being situated on a corner plot, the property benefits from generous space to the side, along with large front and rear gardens. This offers excellent potential for a substantial extension, subject to the usual planning consents.
The property also features a detached garage, ample off-street parking, and brick-built storage sheds in the rear garden.

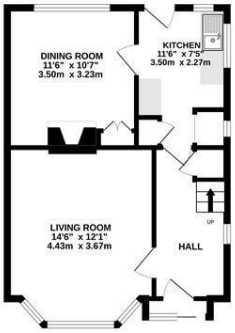
Situation
Set within this established residential location. Popular with families and commuters due to its convenient access to a range of local amenities, well-regarded schools, and excellent transport connections. The area is within easy reach of both Uxbridge and West Drayton stations, providing access to the Metropolitan and Piccadilly lines, as well as the Elizabeth Line for fast connections into Central London and Heathrow Airport.
Residents benefit from a variety of nearby shopping and leisure facilities, and is also well served by a selection of well regarded schools for all ages.
There is convenient access to the M40, M25, and A40.

Terms and notification of sale
Tenure: Freehold
Local Authority: London Borough Of Hillingdon
Council Tax Band: D
Current EPC Rating: C

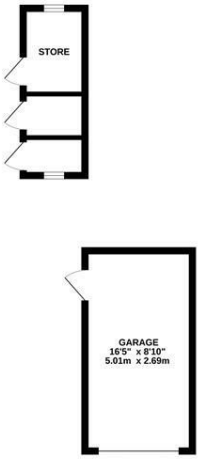
IMPORTANT NOTICE

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

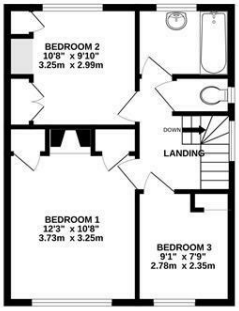
GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



OUTBUILDINGS
215 sq.ft. (19.9 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.2 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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