

Cameron

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Collingwood Road, Hillingdon, UB8 3EH

- Semi detached property
- Stunning extended home
- Superb rear garden
- Ground floor shower room
- Open plan living space
- Four bedrooms
- Off street parking
- Luxurious kitchen
- Stylish bathroom
- Well presented throughout

Asking Price £525,000

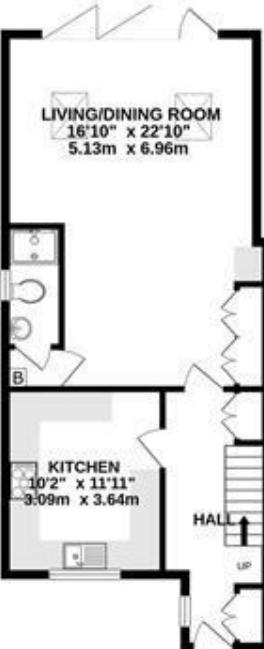
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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

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GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



Description

This stunning property has been fully refurbished throughout creating a light filled spacious modern home that provides a superb open plan living space that opens out to the very attractive and secluded rear garden, there is a luxurious kitchen two modern bathrooms and four bedrooms.

Accommodation

Providing accommodation that briefly comprises, large entrance hall with stairs to the first floor and built in storage cupboards, a stunning luxurious kitchen that is fitted with a very good range of storage units and drawers, integrated appliance and granite work tops that have an inset five ring gas hob and inset stainless steel sink, there is a tiled floor and partly tiled walls and a front aspect double glazed window, the open plan living space gives ample room for living and dining and there has recently been the addition of built in storage units and desk creating the ideal space to work from home, large bi-fold doors open from the living space to the garden creating uninterrupted indoor/outdoor living, there is also a ground floor shower room.

To the first floor there are three bedrooms and the superb fully tiled family bathroom that has an enclosed bath with shower over, vanity wash basin and w.c.

To the second floor there is a further double bedroom.

Outside

There is a private enclosed rear garden with a decked area providing an ideal outdoor entertaining space with the remainder of the garden being mainly laid to lawn with paved pathways to each side that lead to the bottom of the garden where a base has been laid with a power cable to accommodate a garden room.

To the front of the property a block paved driveway provides off street parking for two cars, there is also pedestrian side access.

Situation

The property is located within easy reach of Uxbridge and Hillingdon Tube stations with their metropolitan and Piccadilly lines. Uxbridge High Street with the 'INTU Uxbridge' and Mall shopping centres, along with an array of cafes, bars and restaurants. In addition there is easy access to the M40/M25 and M4 motorways and London's Heathrow airport. There are also great sports facilities close by, such as Hillingdon Golf and Cricket Club, Court Park with its tennis courts and Bowls club and Uxbridge sports and leisure complex with outdoor swimming pool. Stockley Park, London Heathrow Airport and Hillingdon Hospital are all within easy reach.

Terms and notification of sale

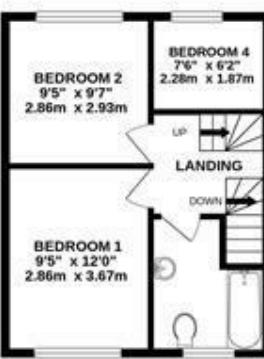
Tenure: Freehold

Local Authority: London Borough of Hillingdon

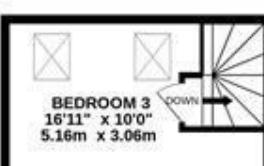
Council Tax Band: D

EPC Rating: C

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR
170 sq.ft. (15.8 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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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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