



Alexandra Road, Uxbridge, UB8 2PQ

- Three double bedrooms
- Two reception rooms
- Attractive period property
- Sash style double glazed windows
- Two bathrooms
- Conservation area
- Private rear garden
- Close to Uxbridge town centre

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

Positioned in the highly sought-after conservation area this classic Victorian property features light filled interiors and all of the associated charm with a welcome infusion of modern touches. It's moments from the town centre with its enviable choice of shops restaurants, bars and cafés, as well as the transport links to Central London.

Accommodation

Providing accommodation that briefly comprises entrance hall, front reception room with a front aspect double glazed window and a feature fireplace, the dining room has a double glazed door opening onto the lean to where there is access to the rear garden and a ground floor w.c. the kitchen is fitted with a good range of storage units and drawers with integrated appliances, there are ample work surfaces with an inset sink and tiled splash backs, a rear aspect double glazed window overlooks the rear garden.

To the first floor there are two double bedrooms and the family bathroom fitted with an enclosed bath with shower over, vanity wash basin and w.c.

To the second floor there is the main bedroom with built in storage and en-suite bathroom with an enclosed bath with shower over, vanity wash basin and w.c.

Outside

There is a private rear garden that with an area of lawn, shrub borders and space for outdoor dining and entertaining.

Situation

Positioned in the conservation area of Uxbridge, 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.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: E

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

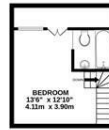
GROUND FLOOR
552 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
224 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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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