



## Dellfield Crescent, Uxbridge, UB8 2ET

- Extended semi detached property
- Sought after location
- Private rear garden
- Modern family bathroom
- Extended kitchen/dining room
- Three well proportioned bedrooms
- Off street parking
- Detached garage
- Two reception rooms
- Ground floor WC

**Asking Price £550,000**

Cameron Estate Agents  
195 High Street,  
Middlesex, Uxbridge, UB8 1LB

E: [uxbridge@cameron.co](mailto:uxbridge@cameron.co)  
T: 01895252000

[www.cameron.co](http://www.cameron.co)

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### **Description**

An attractive and spacious extended three-bedroom semi-detached family home, situated in a sought-after residential location, benefiting from a private rear garden, off-street parking and a detached garage.

### **Accommodation**

The generously proportioned the accommodation on offer briefly comprises, entrance hall with stairs to the first floor, under stairs storage and a ground floor WC. There is a generous living room that has a front aspect double glazed bay window, the kitchen is fitted with a good range of storage units and drawers, there are ample work surfaces that incorporate a breakfast bar with an inset stainless steel sink with a mixer tap, there is an inset gas hob with an extractor hood over and electric oven below. There is space for appliances and a side aspect double glazed window. The kitchen flows into the extended dining area that overlooks and opens onto the rear garden with sliding patio doors. The dining area is open the family room creating a sociable open plan living space.

To the first floor the landing has access to the loft space, the primary bedroom is a spacious room having built in wardrobes, and a front aspect double glazed bay window, bedroom two is also a spacious double room which has a double glazed window overlooking the rear garden, bedroom three is a good size room with a front aspect double glazed window, the family bathroom fitted with an enclosed bath, separate shower cubicle, wash basin and WC. There is a built in cupboard providing storage space and housing the hot water cylinder. There are tiled walls and a rear aspect double glazed window.

### **Outside**

To the rear of the property there is a private and well-maintained paved garden with raised flower borders and a decked seating area, providing an ideal space for outdoor dining and entertaining. A driveway to the side of the property leads to the detached garage.

To the front, a paved driveway provides further off-street parking.

### **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

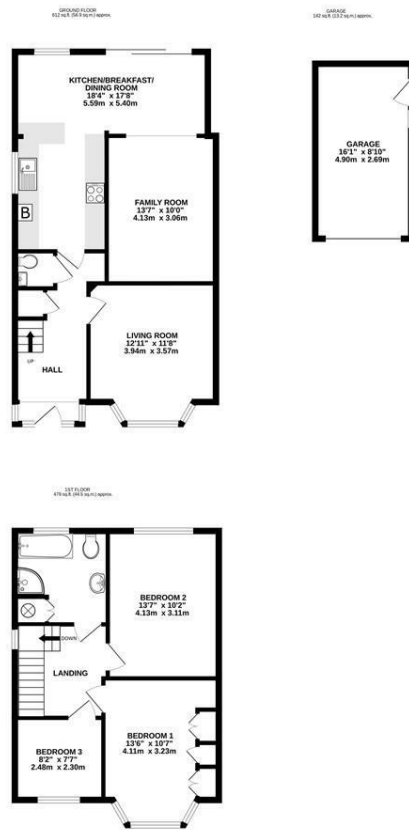
Local authority: London Borough Of Hillingdon

Council Tax Band: E

Current EPC Rating: 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 : 1233 sq.ft. (114.6 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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