



## The Avenue, Uxbridge, UB8 3AD

- Stunning family home
- Ample off street parking
- Utility room
- Well proportioned bedrooms
- Modern family bathroom
- Beautifully renovated and extended
- Large integral garage
- Ground floor cloakroom
- Beautifully landscaped private rear garden
- No onward chain

**Offers In Excess Of £730,000**



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### **Description**

Offering spacious and beautifully presented accommodation throughout. Features include a superb open-plan kitchen/living space, separate living room, utility room, modern family bathroom, integral garage and a beautifully landscaped private rear garden with garden room/home office. Ideally located close to excellent transport links and local amenities.

### **Accommodation**

A welcoming entrance hall with built-in storage leads through to a stunning extended open-plan kitchen/living space, beautifully designed to create the perfect hub for modern family living and entertaining. Flooded with natural light, this impressive room offers generous seating and dining areas alongside a stylish fitted kitchen with ample storage and integrated appliances. Double glazed doors provide a seamless connection to the rear garden.

Double doors open into the elegant living room featuring a charming fireplace and a front aspect double glazed window overlooking the front garden. An inner hallway provides access to the utility room, cloakroom, integral garage via a personal door, and an additional double glazed door leading out to the garden.

To the first floor there are three well proportioned bedrooms and a modern fully tiled family bathroom with an enclosed bath with shower over, wash basin, WC and rear aspect double glazed window.

### **Outside**

There is a beautifully maintained and mature rear garden offering an exceptional degree of privacy and tranquillity. Mainly laid to lawn and bordered by an array of established trees, shrubs and colourful planting, the garden provides a wonderful outdoor space for both relaxing and entertaining. A generous patio terrace creates the perfect seating and dining area, while the attractive garden room/home office adds excellent versatility to this stunning outdoor setting.

To the front of the property a gravel driveway provides ample off street parking and leads to the integral garage that has power and lighting and an up and over door.

### **Situation**

A peaceful setting within easy reach of Uxbridge town centre and a wide range of local amenities. The area is particularly popular with families and commuters thanks to its excellent transport connections, well-regarded schools and nearby green open spaces.

Uxbridge town centre provides an extensive selection of shops, restaurants, cafés and leisure facilities, together with Uxbridge Underground Station offering Metropolitan and Piccadilly Line services into Central London. The Elizabeth Line from nearby West Drayton further enhances connectivity across London and to Heathrow Airport.

The property is also conveniently positioned for access to Brunel University, Hillingdon Hospital and major road networks including the M40, M25 and M4. Nearby parks, canal walks and recreational areas add to the appeal of this well-connected yet peaceful location.

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

Tenure: Freehold

Local Authority: London Borough of Hillingdon

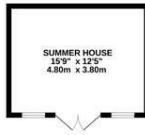
Council Tax Band: E

EPC Rating: D

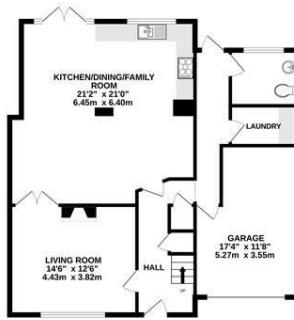
### **IMPORTANT NOTICE**

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

OUTBUILDING  
198 sq.ft. (22.7 sq.m.) approx.



GROUND FLOOR  
1103 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1671 sq.ft. (155.2 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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