

Cameron

Cameron



Southside Close, Uxbridge, UB10 9PR

- Stunning modern home
- Three double bedrooms
- Underfloor heating
- Two bathrooms
- Cat 6 cabling
- Exclusive gated development
- En-suite shower room
- Air source heat pump
- No upper chain
- Secure parking

Offers In Excess Of £640,000

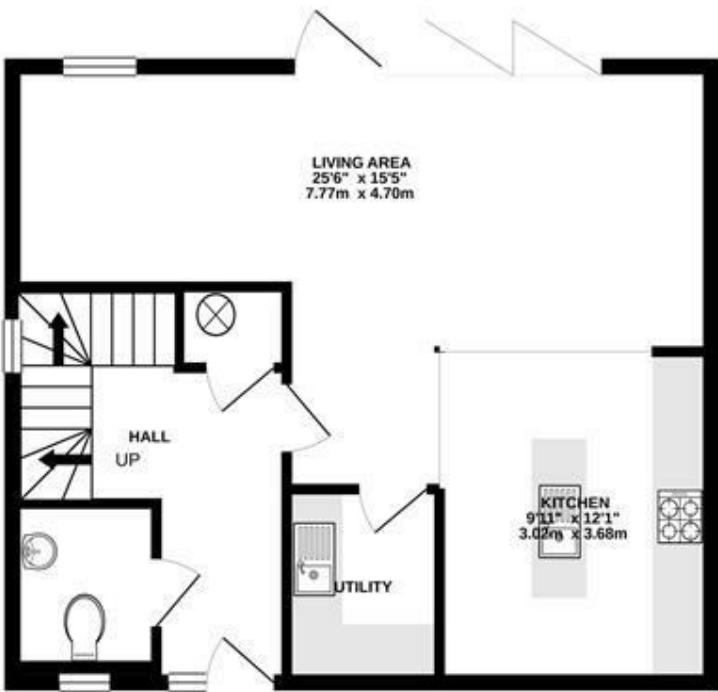
Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB
E: uxbridge@cameron.co
T: 01895252000
www.cameron.co



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.

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.

GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



Description

A three bedroom semi detached property forming part of this private gated development of just eight stylish homes. Southside Close is perfectly placed to take advantage of the huge range of leisure and shopping facilities nearby.

Combining a leafy, suburban lifestyle with a fantastic location for access to central London, there are many reasons why this area is such a popular choice with families, first time buyers and professionals.

Accommodation

Providing accommodation that briefly comprises of, entrance hall with stairs to the first floor, ground floor w.c. superb L-shape open plan living and dining space with bi-fold doors opening onto the rear garden with the kitchen area being fitted with a good range of white gloss storage units and drawers, quartz work tops, toughened glass splash back, Bosch built in appliances, Bianco single bowl inset sink and feature LED lighting to wall units. There is a separate utility room with fitted storage units, work surfaces with stainless steel single bowl sink, space for freestanding washing machine and tumble dryer. Karndean flooring runs throughout the ground floor with underfloor heating.

To the first floor the master bedroom has the benefit of an en-suite shower room with a shower cubicle, w.c. wash basin, chrome heated towel rail and tiled wall tiles. Bedroom Two is a good size double bedroom and overlooks the rear garden, bedroom three is another double room that also overlooks the rear garden. The main bathroom includes a shower cubicle complete with music system, steam room, massage/jets and LED lights, there is a w.c. and wash basin, chrome heated towel rail and tiled walls.

Outside

The development is accessed from a gated entrance with a video entry system, there are landscaped communal areas and allocated parking, to the rear of the property there is a private garden with a paved patio area, external tap and external lighting, there is side access and private cycle store.

Situation

The town centre is just a short walk from Southside Close. Here you will find major high street brands, notably the Intu shopping centre along with numerous restaurants, cafes and bars and Metropolitan/Piccadilly line station. Southside Close will has an abundance of leisure pursuits on their doorstep, as well as fantastic local schools and world class universities and colleges being within close proximity.

Less than half a mile from the A40, Southside Close could not be better placed for easy access into central London as well as other major motorways.

Terms and notification of sale

Tenure: Freehold

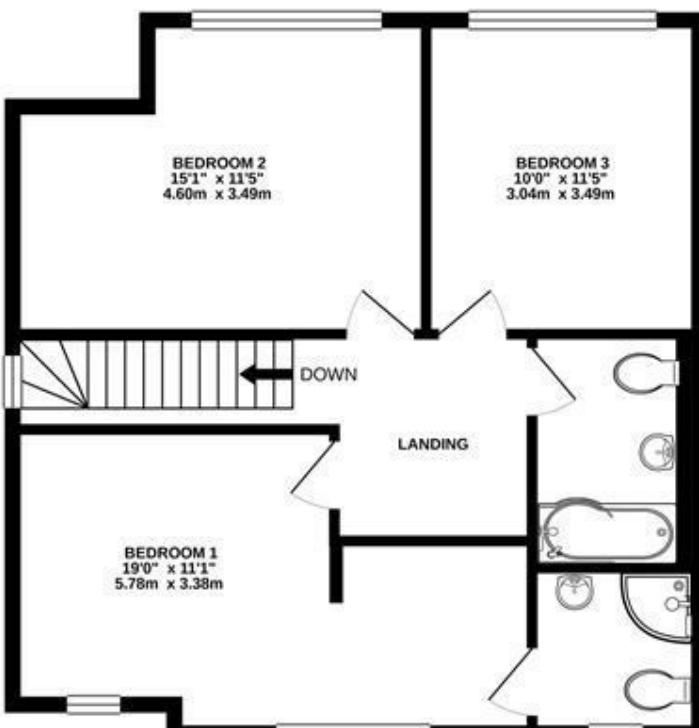
Service charge exists on this development

Local Authority: London Borough of Hillingdon

Council tax band: E

EPC rating: B

1ST FLOOR
625 sq.ft. (58.0 sq.m.) approx.



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

TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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.

Made with Metropix ©2020