

# Cameron



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## Cornwall Road, Uxbridge, UB8 1BB

- Prime Location
- Semi detached home
- Large rear garden
- Two reception rooms
- Close to the town centre
- Three bedrooms
- No upper chain
- Moments from Uxbridge Common
- Requiring some modernisation
- Ground floor w.c.

**Asking Price £595,000**



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Description

Situated in a sought after neighbourhood this well-proportioned three bedroom semi-detached home offers plenty of potential with light filled living space, and a superb garden.

Accommodation

Providing accommodation that briefly comprises, entrance hall with stairs to the first floor, under stairs storage and a ground floor w.c. There is a spacious front reception room with a large front aspect double glazed window allowing plenty of natural light connecting doors open into the dining room that has double glazed French doors that overlook and open onto the attractive rear garden. The kitchen has wall and base level storage units with work surfaces and a stainless steel sink with double drainer, partly tiled walls, space for appliances, wall mounted boiler floor there is a double glazed window to the side and a glazed door to the rear porch with a built in storage cupboard and a door to the garden.

To the first floor there are three well-proportioned bedrooms and the fully tiled bathroom that has an enclosed bath with shower over, vanity wash basin and w.c with concealed cistern, built in storage cupboard housing the hot water cylinder and a rear aspect double glazed window.

Outside

There is an attractive and well maintained garden to the rear of the property with mature shrubs and trees and a large area of lawn and gated rear access, there are gardens to the front and side of the property.

Situation

Located in one of the most sought after area of Uxbridge, Cornwall Road is located just off of Uxbridge Common. Being just a short walk from the town centre with its multiple shopping facilities, restaurants and bars and Uxbridge station with its Metropolitan and Piccadilly line services to the heart of the capital.

Well regarded schools are within close proximity, as are a number of recreational facilities, such as Hillingdon sports and leisure centre with its indoor and outdoor swimming pools, Uxbridge Cricket Club and Hillingdon Gold Club.

For the motorist the A40 and M25 are just a short drive away.

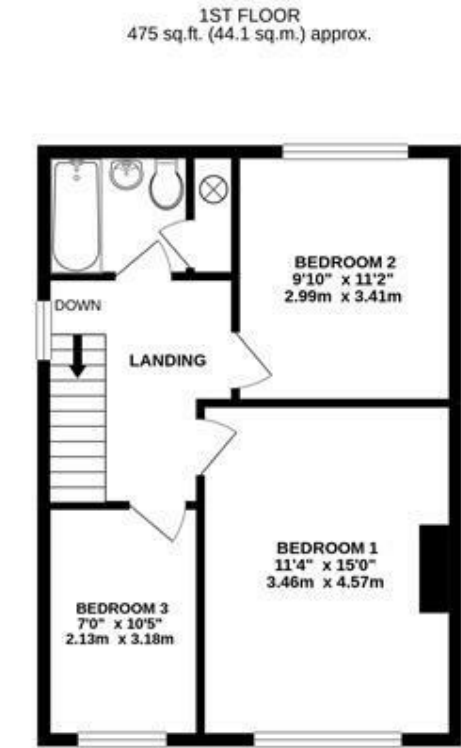
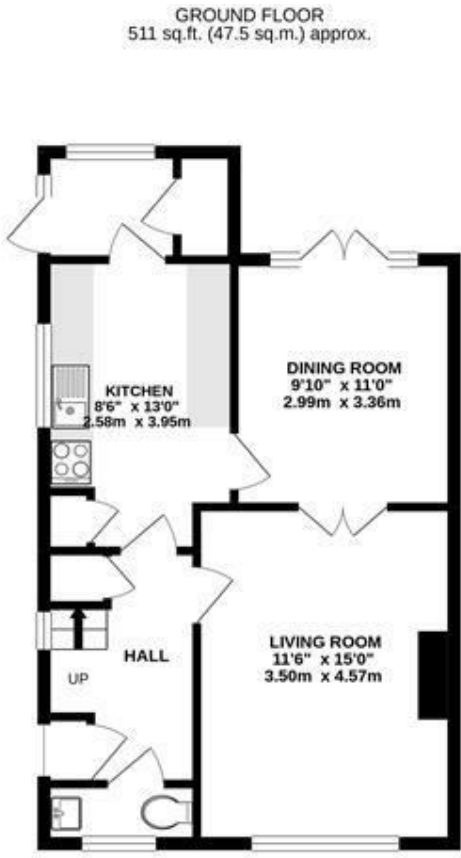
Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: E

EPC rating: D



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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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