



## Harvey Road, Uxbridge, UB10 0HR

- Modern family home
- Spacious living room
- Large kitchen/dining room
- Off street parking
- Family bathroom
- Four double bedrooms
- Ground floor WC
- Private rear garden
- No onward chain
- En-suite shower room

**Guide Price £635,000**



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## **Description**

The property offers well-balanced and generously proportioned accommodation throughout, featuring impressive ground floor living space including a spacious reception room and a stunning kitchen/dining room, perfectly designed for modern family living and entertaining. The first and second floors comprise four generous double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a stylish and well-appointed family bathroom.

## **Accommodation**

The accommodation briefly comprises a welcoming entrance hall with stairs leading to the first floor, useful built-in storage and a convenient ground floor WC.

The impressive open-plan living space provides an excellent family-friendly environment, seamlessly flowing through to the spacious kitchen/dining room. The kitchen is fitted with an extensive range of contemporary wall and base units, complemented by ample granite worktops. Integrated appliances include a dishwasher and washing machine, while there is space for a range cooker with an extractor hood above and an American-style fridge/freezer. The dining area provides an ideal setting for family meals and entertaining, with direct access to the rear garden.

To the first floor the primary bedroom has the benefit of an en-suite shower room, there are two further well proportioned double bedrooms and the family bathroom.

On the third floor there is a further spacious double bedroom.

## **Outside**

The property benefits from a private and enclosed rear garden, featuring a paved patio area ideal for outdoor dining and entertaining, alongside a generous lawned area.

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

## **Situation**

Harvey Road is a highly regarded residential road, conveniently positioned within easy reach of Hillingdon Station, offering Metropolitan and Piccadilly Line services into Central London. The area is particularly popular with families due to its excellent choice of highly regarded local schools.

For commuters travelling by car, the A40/M40 is just a short drive away, providing swift access to Central London and the M25 motorway. Uxbridge town centre is also close at hand, offering an extensive range of shops, restaurants, cafés and leisure facilities.

Further benefits include easy access to Hillingdon Hospital, Brunel University and Heathrow Airport. For recreation, Court Park is just a short stroll away and features tennis courts and a bowls club, while Hillingdon Golf & Cricket Club and Uxbridge Leisure Centre, with its fully equipped gym and indoor and outdoor swimming pools, are also within easy reach.

## **Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough Of Hillingdon

Council Tax Band: E

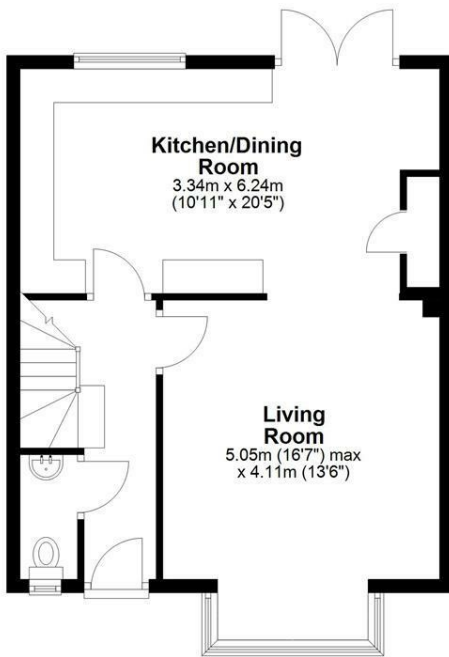
Current EPC Rating: C

## **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

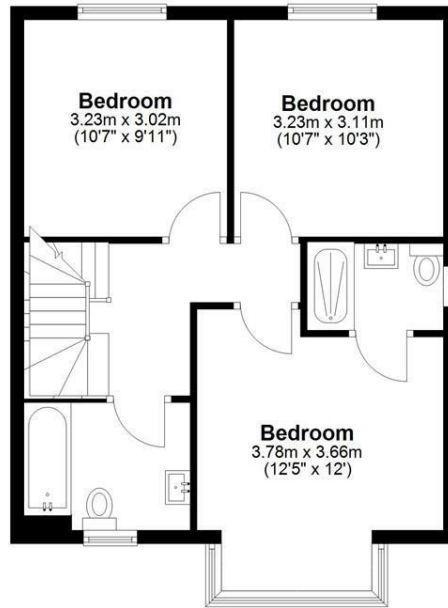
### Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



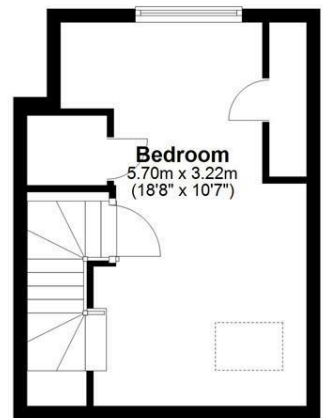
### First Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



### Second Floor

Approx. 26.1 sq. metres (280.7 sq. feet)



Total area: approx. 124.7 sq. metres (1342.2 sq. feet)

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