Cameron

Pield Heath Avenue, Uxbridge, UB8 3PD

- Detached bungalow
- Modern fitted kitchen
- Sought after location
- Versatile accommodatin
- Large summer house
- Two double bedrooms
- Off street parking
- Two bathrooms
- Superb rear garden
- Conservatory

Asking Price £650,000

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Description
Beautifully presented throughout, this property offers an ideal opportunity for those seeking single-level living, while also presenting excellent potential to extend and create a substantial family home, subject to the necessary planning permissions.

Accommodation
This well-presented property offers spacious and versatile accommodation, briefly comprising, entrance porch, entrance hall, Generous L-shaped double aspect Reception Room, providing ample space for both living and dining areas, two double bedrooms, Family Bathroom featuring an enclosed bath, vanity wash basin, WC, and partly tiled walls, a built in storage cupboard has space for a washing machine and dishwasher. There is an additional fully tiled shower room that has a walk in shower, vanity wash basin and WC. The kitchen is fitted with a range of modern storage units and drawers with integrated appliances, work surfaces have an inset stainless steel sink and inset gas hob with extractor hood above, double glazed doors open into the conservatory that overlooks and opens onto the rear garden.

Outside
There is a very attractive garden to the rear of the property that is mainly laid to lawn with flower borders, mature shrubs and trees and a paved patio and pathway. A good sized Summer House is positioned at the bottom of the garden with power and lighting.
To the front of the property there is off street parking for 2/3 cars.

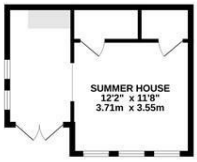
Situation
Pield Heath Avenue is a very well regarded road in the local area being within close proximity of well regarded schools, with Hillingdon Hospital, Stockley Park, Brunel University and Heathrow Airport also being easily accessible.
Uxbridge town centre is nearby with its multiple shopping facilities, restaurants and bars and Uxbridge station with its Metropolitan and Piccadilly line services to London.

Terms and notification of sale
Tenure: Freehold
Local authority: London Borough of Hillingdon
Council Tax Band: E
Current EPC Rating: D

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors an 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
265 sq.ft. (24.6 sq.m.) approx.



GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.

TOTAL FLOOR AREA : 1266 sq.ft. (117.6 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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