



## Colnedale Road, Uxbridge, UB8 1PA

- Detached family home
- Off street parking
- Two bathrooms
- Prime location
- Large garage/utility
- Stunning garden
- Five bedrooms
- Versatile accommodation
- Two reception rooms
- Moments from Uxbridge Common

**Offers In Excess Of £1,000,000**

Cameron Estate Agents  
195 High Street,  
Middlesex, Uxbridge, UB8 1LB

E: [uxbridge@cameron.co](mailto:uxbridge@cameron.co)  
T: 01895 252000

[www.cameron.co](http://www.cameron.co)



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**Description**

Located just off Uxbridge Common this substantial family home has a versatile floor plan and a superb rear garden.

**Accommodation**

Providing accommodation that briefly comprises, entrance porch, entrance hall with stairs to the first floor and ground floor wc, living room overlooking and opening onto the rear garden with parquet flooring and a feature brick fireplace and doors opening into the double aspect dining room which has wood panelling and a feature stone fireplace, the kitchen is fitted a range of storage units and drawers, and a larder cupboard, there are ample work surfaces with an inset sink, integrated stainless steel electric oven with gas hob above and extractor hood over, there is also space for a dishwasher, a front aspect double glazed window and a stable door to the side. The garage/utility has storage units and space for a washing machine, work surface with an inset sink, cupboard housing the boiler with Megaflo system.

To the first floor the landing gives access to all rooms and to the ample loft space, there are five well-proportioned bedrooms and two bathrooms.

**Outside**

There is a substantial mature garden to the rear of the property with a variety of shrubs and trees, there is an outbuilding that has been utilised as an office space with power and lighting and a separate storage area.

To the front of the property there is an area of garden and a private drive that provides ample off street parking and leads to the garage.

**Situation**

Positioned in this well regarded location moments from Uxbridge Common and within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Uxbridge station providing Metropolitan and Piccadilly line services to London. For the motorist the A40 / M40 is a short drive away giving access to London and the M25. Well regarded schools are in close proximity and the facilities of Hillingdon sports and leisure centre are a short walk away. Well regarded primary and secondary schools are also nearby.

**Terms and notification of sale**

Tenure: Freehold

Local authority: London Borough of Hillingdon

Council Tax Band: F

Current 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

GROUND FLOOR  
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR  
883 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA: 1771 sq. ft. (164.5 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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