



Harefield Road, Uxbridge, UB8 1PJ

- Semi detached home
- Two reception rooms
- Prime location
- Off street parking
- Moments from Uxbridge town centre
- Three bedrooms
- Attractive rear garden
- No upper chain
- Close to well regarded schools
- Well presented

Asking Price £640,000

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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.

Description

Situated in a sought after location this attractive property provides light filled living space a very attractive rear garden, and ample off street parking.

Accommodation

The accommodation briefly comprises an entrance hall with stairs to the first floor and useful under-stairs storage. The front reception room features a front aspect window and a tiled fireplace, while the rear reception room overlooks and opens onto the garden, also enjoying a feature fireplace. The kitchen is fitted with a range of storage units and drawers, work surfaces with tiled splashbacks, space for appliances, and a double-glazed door providing access to the rear garden.

To the first floor there are three well proportioned bedrooms and the family bathroom.

Outside

To the rear of the property is a large, well-maintained garden featuring a variety of mature shrubs and trees. A timber shed provides ample storage and benefits from power and lighting. Off-street parking is also available at the rear, accessed via a private service road. To the front, there is an attractive garden.

Situation

Positioned in this well regarded location moments from Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Uxbridge station which provides 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 primary and secondary schools are within close proximity.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: E

EPC Rating: D

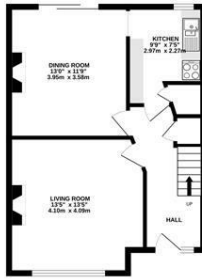
IMPORTANT NOTICE

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

CONTINUOUS
80' x 12' 2" (24.4 x 3.7) approx.



GROUND FLOOR
480' x 145' 2" (146.3 x 44.2) approx.



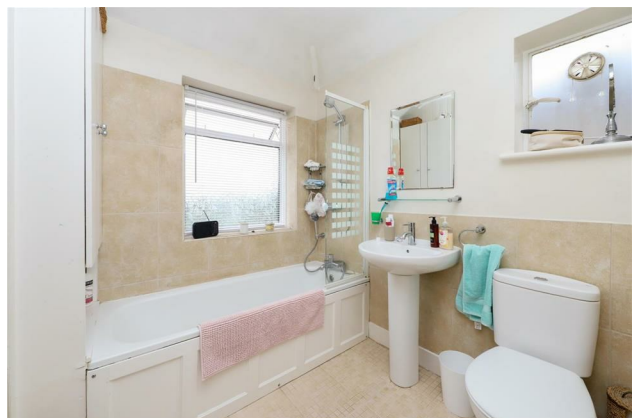
1ST FLOOR
271' x 145' 2" (82.6 x 44.2) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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