



West Drayton Road, Uxbridge, UB8 3LA

- Attractive period home
- Modern bathroom
- Off street parking
- Well presented
- Original features
- Three bedrooms
- Two reception rooms
- Private rear garden
- Spacious fitted kitchen

Asking Price £495,000

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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

Set in a secluded position, this charming three-bedroom period home boasts stylish, exceptionally well-proportioned interiors

Accommodation

The accommodation is well arranged and briefly comprises:

An entrance hall leading to a spacious living room featuring a cast iron fireplace and a front-aspect double glazed bay window. The dining room opens directly onto the rear garden and flows into the kitchen, which is fitted with a generous range of storage units and drawers. Ample work surfaces incorporate an inset stainless steel sink and a gas hob with extractor over. Additional features include a built-in electric oven, space for appliances, a wall-mounted combination boiler, a side-aspect double glazed window, and tiled flooring.

A utility area with double doors opens onto the rear garden, alongside a modern tiled bathroom fitted with an enclosed bath and shower over, a vanity wash basin, WC, and a rear-aspect double glazed window.

To the first floor are three well-proportioned bedrooms. The principal bedroom includes an original cast iron fireplace, fitted wardrobes, and two front-aspect double glazed windows. Bedroom two also features an original cast iron fireplace, built-in storage, and a rear-aspect double glazed window. Bedroom three, similarly styled, offers a cast iron fireplace, built-in storage, and a rear-aspect double glazed window.

Outside

Outside, the property benefits from a private rear garden, mainly laid to lawn with well-stocked flower borders, offering a peaceful and secluded outdoor space. To the front, a hardstanding area provides convenient off-street parking.

Situation

Conveniently situated just off the Uxbridge Road, this property enjoys superb transport links and is within close proximity to Hillingdon Hospital, Stockley Park, Brunel University, and Heathrow Airport. Uxbridge town centre is also nearby, offering a wide range of shopping facilities, restaurants, and bars, along with Uxbridge Station, which provides Metropolitan and Piccadilly Line services into central London.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

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
281 sq ft (26.1 sq m) approx.



1ST FLOOR
364 sq ft (33.8 sq m) approx.



TOTAL FLOOR AREA: 891 sq ft (82.8 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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