



## Newlyn Close, Hillingdon, UB8 3PA

- Spacious family home
- Open plan reception room
- Detached garage
- Annex facility
- Versatile accommodation
- Four/five bedrooms
- Well presented throughout
- Ample off street parking
- Two bathrooms
- Cul-de-sac location

**Asking Price £665,000**

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**Description**

With ample off street parking and a detached garage this superb family home has a layout that provides four/five bedrooms and the flexibility of an Annexe facility.

**Accommodation**

Providing accommodation that briefly comprises, large entrance hall with stairs to the first floor and built in storage cupboards, open plan living dining room with a large front aspect window and double doors that overlook and open onto the rear garden, the kitchen has been newly fitted with a range of storage units and drawers, work surfaces with inset sink and inset electric hob with electric oven below and extractor above, there is an integrated fridge freezer, space for appliances, partly tiled walls and a rear aspect window overlooking the rear garden, the utility room has storage units, work surfaces with an inset sink and space for a washing machine, there is a ground floor bedroom, shower room and study/fifth bedroom that overlooks and opens onto the rear garden.

To the first floor there are three double bedrooms and a newly fitted bathroom suite with an enclosed bath with a shower over, vanity wash basin, w.c. and partly tiled walls.

**Outside**

There is a private enclosed rear garden with artificial grass, and a large decked area providing ample outdoor entertaining space.

To the front of the property there is ample off street parking and a detached garage.

**Situation**

Newlyn Close is ideally Located being within close proximity of Hillingdon Hospital, Stockley Park and Heathrow Airport, with Uxbridge town centre being easily accessible by car or public transport, offering a very good range of shopping facilities, restaurants and bars and Uxbridge station with its Metropolitan and Piccadilly line services. Local shops are also a short walk away.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

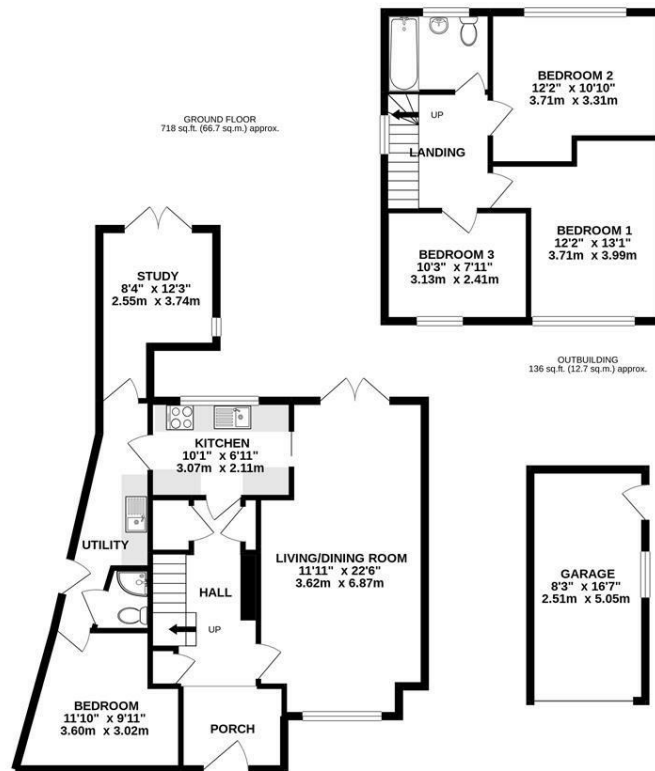
Council Tax Band: E

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

1ST FLOOR  
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.8 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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