



## Heron Close, Uxbridge, UB8 1BJ

- Corner position
- Prime location
- Reception room
- Detached garage
- Ground floor w.c.
- Three bedrooms
- Kitchen/dining room
- Conservatory
- No upper chain
- Attractive garden

**Asking Price £689,950**

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

E: [uxbridge@cameron.co](mailto:uxbridge@cameron.co)  
T: 01895252000

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



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 neighbourhood this well-proportioned property offers plenty of potential with light filled living space, a superb rear garden, off street parking and a detached garage.

**Accommodation**

Providing accommodation that briefly comprises, entrance hall with stairs to the first floor, under stairs storage and a ground floor w.c. there is a spacious front reception room with a large front aspect double glazed window allowing plenty of natural light connecting doors open into the dining room that is open to the kitchen which is fitted with a range of storage units and drawers, there are ample work surfaces with an inset electric hob with extractor above and an inset stainless steel sink, there is a built in electric oven and microwave, integrated dishwasher and fridge freezer, further built in storage and a double glazed door that opens into the large double glazed conservatory overlooking and opening onto the rear garden.

To the first floor there are three well-proportioned bedrooms and the fully tiled shower room that has a corner shower, vanity wash basin and w.c.

**Outside**

The property is set on a corner plot and benefits from a wide garden which is mainly lawn with mature shrubs and trees, paved patio area with raised flower borders, there is a detached garage at the bottom of the garden that is accessed from a private driveway that provides off street parking.

To the front of the property there is a large area of garden that is mainly lawn with shrub borders.

**Situation**

Ideally located moments from Uxbridge Common, and town centre with its multiple shopping facilities, restaurants and bars and Uxbridge station with its Piccadilly and Metropolitan line services.

Hillingdon sports and leisure centre and Uxbridge cricket club is just a short walk away both providing superb leisure facilities.

Well regarded schools such as Vyners and Hermitage are in close proximity.

For the motorist the A40 / M40 are just a short drive away giving access to London and the M25.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

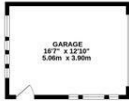
Council tax band: F

EPC Rating: E

**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

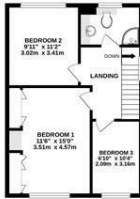
OUTBUILDING  
212 sq ft (19.7 sq m) approx.



GROUND FLOOR  
687 sq ft (63.9 sq m) approx.



1ST FLOOR  
478 sq ft (44.3 sq m) approx.



TOTAL FLOOR AREA: 1378 sq ft (128.0 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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