

Harefield Road

Uxbridge • Middlesex • UB8 1PH
Offers Over: £620,000



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Planning Permission Approved For Single Story Rear Extension A beautifully presented four bedroom semi-detached house situated minutes from Uxbridge High Street, with its array of shopping and transport facilities. The property has well-balanced accommodation over three floors and has scope to extend, subject to usual consents. Outside, the property boasts a good size rear garden with a great entertaining space and there is resident permit parking available. The property also benefits from no onward chain.

Extended semi-detached house

Four bedrooms

Two reception rooms

Modern kitchen

Four piece bathroom suite

Well-presented rear garden

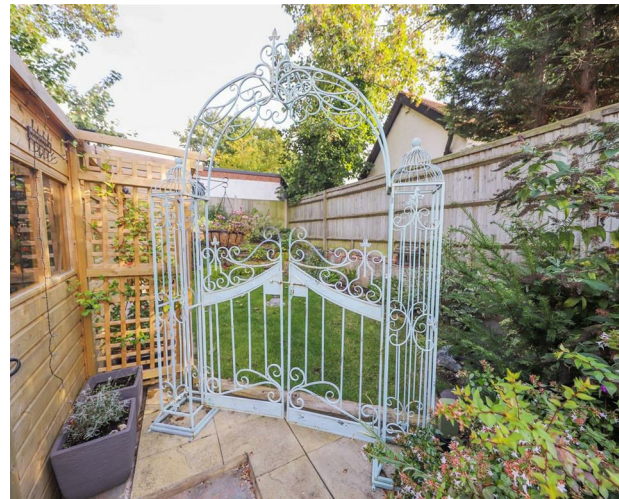
Residents permits parking

Scope to extend

Planning permission approved

Town centre location

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Situation

The property offers effortless access to the High Street providing a lifestyle of pure convenience. Uxbridge High Street benefits from The Chimes and Pavilions shopping malls, a number of popular restaurants such as Wagamama and Nando's, vibrant bars and Uxbridge Tube Station with its Metropolitan and Piccadilly lines into Central London. Uxbridge offers excellent transport links with easy access to the M40, M25 and M4 motorways and is also close to Heathrow airport, Hillingdon Hospital, Brunel University and Stockley Park. The area is served by a number well-regarded schools infant, primary and secondary schools.

Description

A beautifully presented four bedroom semi-detached house situated in the heart of Uxbridge town centre. The ground floor accommodation comprises a small entrance porch, hallway, cloakroom, dining room with bay window, sitting room with doors on to the garden and modern kitchen. On the first floor there is a landing, three bedrooms, two with fitted wardrobes and a four piece family bathroom. Stairs lead up from the first floor landing to an fourth bedroom, with a large walk in wardrobe.

Outside

The rear garden is a good size and is a feature of the property. The main garden has an area of lawn with well-stocked shrub and flower beds and a good size split level patio area that provides a great outside entertaining space. At the the rear of the garden is a gated secret garden and a good size timber shed with power.

Sat Nav

UB8 1PH





Schools:

Hermitage Primary School 0.3 miles
St Mary's Catholic Primary School 0.5 miles
Uxbridge College 0.5 miles



Train:

Uxbridge Station 0.5 miles
Hillingdon Station 2.2 miles
Ickenham Station 2.4 miles



Car:

M4, A40, M25, M40



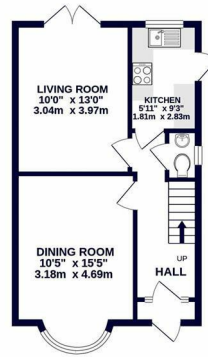
Council Tax Band:

E

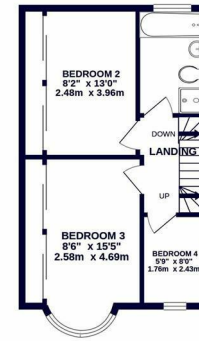
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR
244 sq.ft. (22.7 sq.m.) approx.



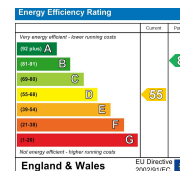
TOTAL FLOOR AREA: 1101 sq.ft. (102.3 sq.m.) approx.

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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