

Harefield Road

Uxbridge • Middlesex • UB8 1PN

Guide Price: £525,000



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Located in the sought after North Uxbridge area, within easy walking distance of Uxbridge town centre, is this attractive Victorian terrace house that backs on to the Fray's River. The property is well-presented and has numerous features that include two double bedrooms, a first floor bathroom, a double reception room and a stylish kitchen with utility area. Outside the property has off road parking and a superb 100ft+ rear garden.

Victorian cottage

Two double bedrooms

Double reception room

Shaker style kitchen

Utility area

First floor bathroom

Period features

Off road parking

Lovely 100 ft+ rear garden

North Uxbridge

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 easy 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 well-presented two bedroom Victorian house in sought after North uxbridge. The accommodation comprises a good size double reception room with fireplace, a painted Shaker style kitchen with utility area, landing, two double bedrooms and a large first floor family bathroom.

Outside

The property has a paved front garden that provides off road parking and a pathway leading to the front door. To the rear, the property has a long garden (100ft+) which slopes down to the Fray's River. The garden has areas of lawn and various shrubs, flowers and trees.



Schools:

Hermitage Primary School 0.3 miles
John Locke Academy 0.6 miles
Vyners School 0.8 miles



Train:

Uxbridge 0.5 miles
Hillingdon 1.2 miles
Ickenham 1.7 miles



Car:

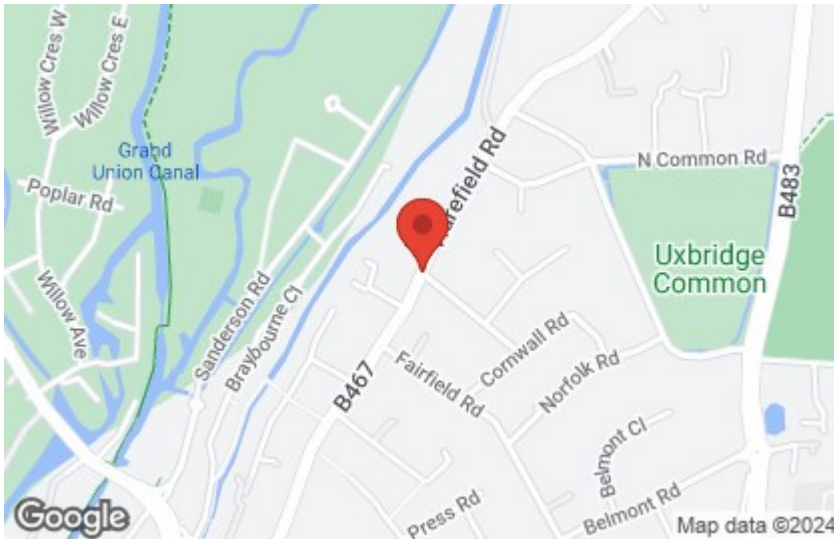
M4, A40, M25, M40



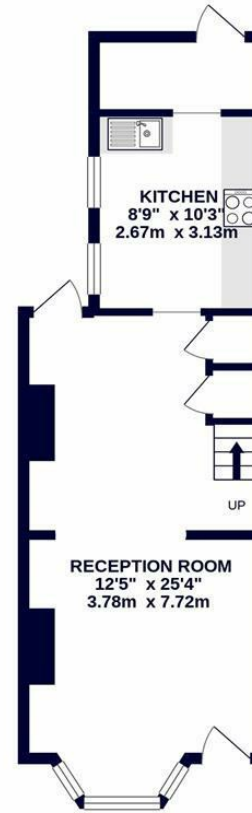
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 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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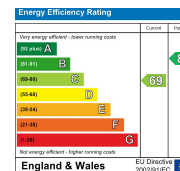
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