

Bawtree Road

Uxbridge • Middlesex • UB8 1PT

Guide Price: £530,000



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est 1986

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Offered to the market is this fantastic semi detached family home offering a vast array of traditional cottage style features throughout the property whilst also providing a modern living space for the growing family. The property is nestled away at the top of Bawtree Road offering a secluded location whilst only being a stones throw away from numerous amenities, transport links and highly regarded schools in the area. This family home has a significant added bonus of a large self contained annex spanning 248SQFT.

Semi detached cottage

Well presented throughout

1281 SQFT

Self contained annex

Large living / kitchen space

Secluded rear garden

Fantastic location

Walking distance to Uxbridge town center

Stones throw from highly regarded schools

Easy access to A40 / M25

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.





Location

Situated in the highly desirable heart of Uxbridge Town Centre, this home provides the ultimate in convenience and connectivity. Just steps from the property, Uxbridge Underground Station offers direct access to the Metropolitan and Piccadilly lines, linking you to central London and beyond. Walk to the lively Uxbridge High Street and Intu Shopping Centre to enjoy an array of shops, restaurants and amenities right on your doorstep. The excellent transport links continue with easy access to the M40, M25 and M4 motorways, making driving to Heathrow Airport just 20 minutes away. Hillingdon Hospital and Brunel University are also conveniently close by, reachable within a 10-15 minute drive.

Property

Entering this family home you are welcomed by a large living space to the right hand side maintaining original features of this cottage via the working fireplace. Proceeding on through is the large dining space which adjoins directly to the light filled kitchen offering an abundance of storage space and ample worktop space. Concluding the downstairs is a sizeable conservatory offering a sun filled space with views overlooking the rear garden accessed via bi-folding doors. Moving on upstairs to the first floor is the master bedroom, spanning a large 11.8ft by 10.9ft at the front of the property with the added luxury of a built in wardrobe. Additionally on the first floor is bedroom two which again offers a great space for growing children whilst offering views over the rear garden, concluding the first floor is the newly refurbished family bathroom. Concluding this stylish family home is the second floor which allows for versatile living upstairs for either a further bedroom or an office space if required with further storage via the eaves. The biggest benefit of this characteristic home is at the rear of the garden in the space of a self contained annex, fully equipped with a sizable bedroom, bathroom and kitchen space immaculately presented throughout. The annex offers private access from the rear of the property or alternatively accessed via the rear garden.

Outside

This cottage style family home offers a well maintained private front garden with mature shrubbery throughout for privacy. The secluded rear garden gives the opportunity for young children to run around whilst also allowing a great space for outdoor entertaining during the summer months and dining al'fresco. The rear of the property also has the added bonus of off street parking via Press Road which also allows access direct to the self contained annex for guests.



Schools:

Hermitage Primary School 0.2 miles
John Locke Academy 0.5 miles
Vyners School 0.9 miles



Train:

Uxbridge 0.3 miles
Hillingdon 1.2 miles
Ickenham 1.7 miles



Car:

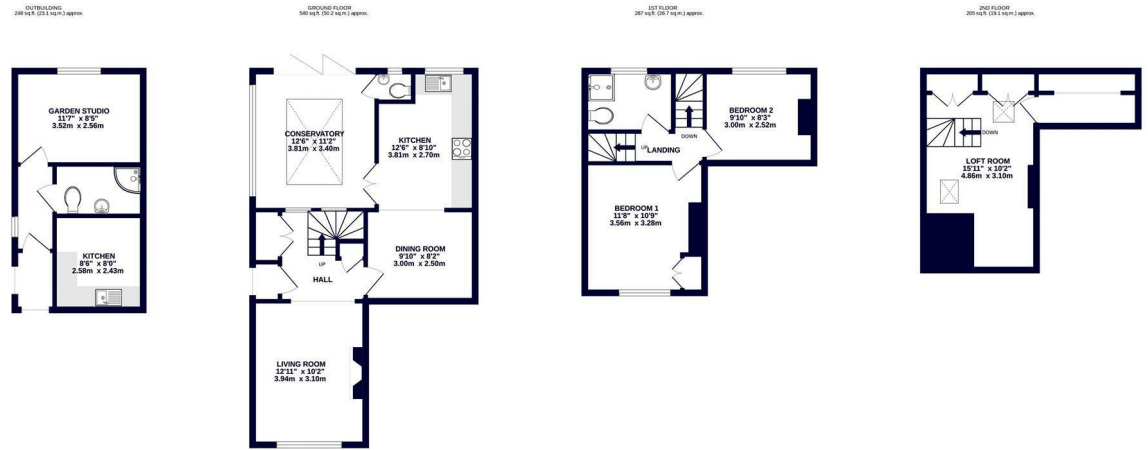
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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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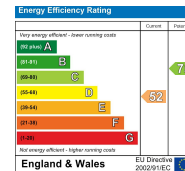


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