

Hamilton Road

Uxbridge • Middlesex • UB8 3AJ

Guide Price: £695,000



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This attractive home comes to the market in one of the most sought after roads in Uxbridge with its convenient, yet peaceful location. Thoughtfully designed the property offers fantastic living space for the family to enjoy with its five bedrooms, two bathrooms, multiple reception rooms, utility and integral garage. There are highly regarded schools, underground stations and local amenities close by as well as the property offering heaps of potential to personalise into the dream home.

Five bedroom semi-detached house

Three reception rooms

1837 sq.ft.

Utility leading into integral garage

Extended to rear

Offering heaps of potential

Sought after road & location

- Driveway providing off-street parking & access to garage

Well maintained rear garden

Within easy reach to Uxbridge Town Centre

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

Hamilton Road is a very sought after location close to local amenities including Hillingdon Hospital, Brunel University, Stockley business park and numerous well-regarded schools. There are a number of bus/road links close by creating easy access to Heathrow Airport, the M4 and M25 and Uxbridge town centre offers a multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station. West Drayton Station has the benefit of the Elizabeth Line which is a great appeal for anyone making the commute into London.

Property

As you enter this wonderful family home you are welcomed by a large porch which leads you through to the entrance hallway. To your right is the front facing reception room benefiting a lovely bay window and fireplace. As you head further to the rear you have another separate reception room with access into the garden. To the right the dining room leads you into the extension where you can find the kitchen/breakfast room. The kitchen offering a large space with room for white goods, ample worktop space, plenty of storage cupboards and access/ views onto the garden. There is a utility room off the kitchen where the boiler is kept, a w/c and a door leading into the 17ft integral garage. To the first floor there are four double bedrooms and a single fifth bedroom. Bedroom one and three have large bay windows. Completing the accommodation are the two family bathrooms, one with a bath and one with a shower.

Outside

To the front of the property there a brick-paved driveway providing off-street parking for several vehicles. To the rear there is a seclude paved garden with well kept shrub borders and there is rear access.



Schools:

Cowley St Laurence CofE Primary School 0.2 miles
Pield Heath House RC School 0.4 miles
Meadow High School 0.5 miles



Train:

West Drayton 1.2 miles
Uxbridge 1.3 miles
Iver 1.8 miles



Car:

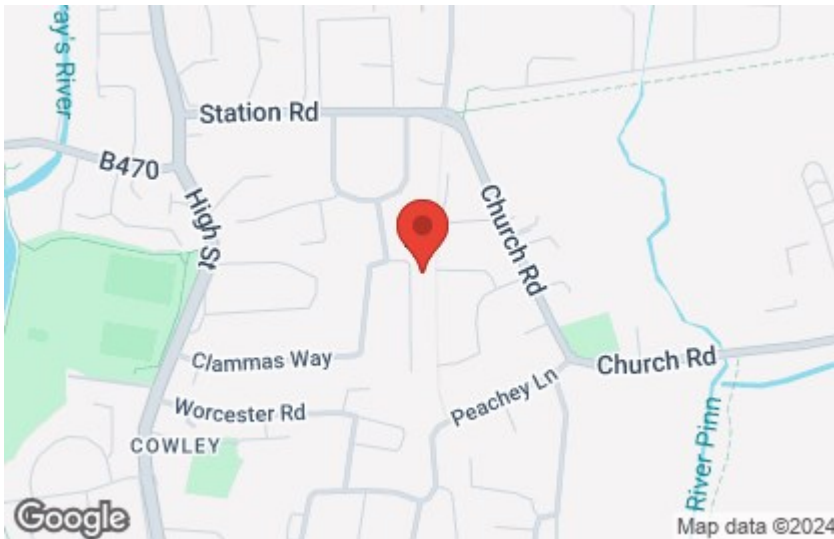
M4, A40, M25, M40



Council Tax Band:

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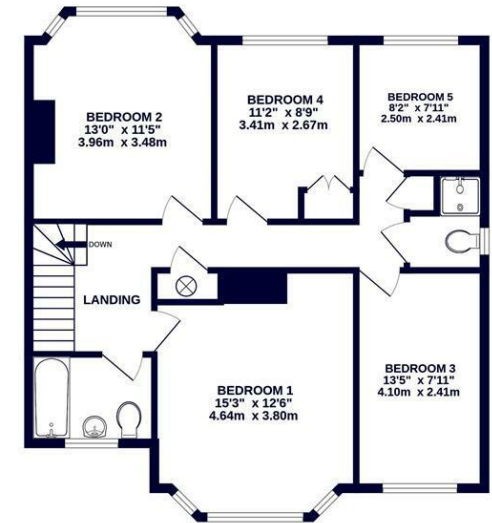
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
1065 sq.ft. (98.9 sq.m.) approx.



1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 1837 sq.ft. (170.6 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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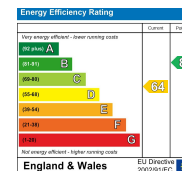


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