

Hogarth Close

Uxbridge • Middlesex • UB8 2BF

Offers In Excess Of: £550,000



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est 1986

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This fantastic family home is situated in the ever popular Hogarth Close briefly compromise's of three-floors featuring three fantastic size bedrooms, two bathrooms, and an additional WC. The home boasts a generous kitchen, perfect for cooking and entertaining. The property includes a garage with internal access for added convenience. This well-appointed home combines comfort and functionality in a desirable location closeby to numerous amenities, highly regarded schools and fantastic transport links such as the metropolitan and Piccadilly line tube services.

Townhouse

Three bedrooms

Two bathrooms

Off street parking

Integral garage

Secluded rear garden

Fantastic family home

Close by to local amenities

Walking distance to highly regarded schools

Easy access to numerous transport links

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.





Property

Upon entering this property the downstairs boasts a large open plan kitchen / dining area at the rear of the property which is really the heart of the home for a growing family. To the right of the entrance hallway is the downstairs W/C and to the left offers access to the integral garage. First floor of this family home has a fantastic large living room with ample space for a growing family with a lovely view over the secluded rear garden via the juliet balcony. The front of the property on the first floor houses the third bedroom with ample space for a double bed and wardrobe space along with a family bathroom on the first floor. The second floor compromises of the master and second bedrooms, both bedrooms great in size and lovely and bright throughout. The master bedroom has the added luxury of both an en-suite bathroom along with in built wardrobes and the second bedroom offers plenty of space for storage and a king size bed allowing ample space for a growing family to make their forever home.

Outside

At the front of the property, a driveway provides access to a 16ft garage which can be gained entry to internally from the property. The rear garden is private, generously sized, and easy to maintain.

Location

Hogarth Close is located just off Cowley Road, on the outskirts of Uxbridge Town Centre. It offers convenient access to a variety of shopping facilities, restaurants, and bars, as well as the Metropolitan, Piccadilly Line and just a short drive from West Drayton Station, which offers access to the Elizabeth Line.



Schools:

Whitehall Infant School (0.4 miles)
 St Mary's Catholic Primary School (0.6 miles)
 St Andrew's CofE Primary School (0.6 miles)



Train:

Uxbridge Station (0.7 miles)
 West Drayton Station (1.8 miles)
 Hillingdon Station (1.9 miles)



Car:

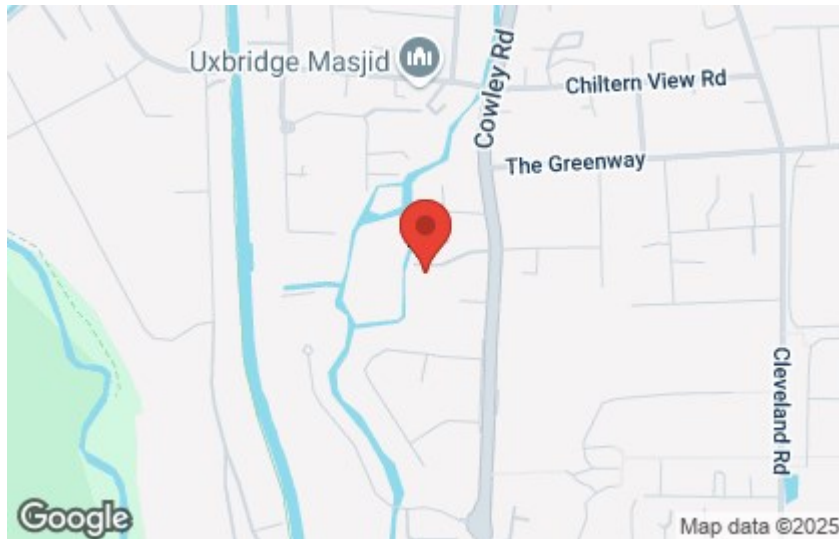
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 APPROX. FLOOR
 AREA 437 SQ.FT.
 (40.6 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 438 SQ.FT.
 (40.6 SQ.M.)



2ND FLOOR
 APPROX. FLOOR
 AREA 404 SQ.FT.
 (37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1278 SQ.FT. (118.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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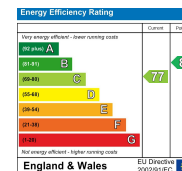
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