

# Masterman Place

Uxbridge • Middlesex • UB10 0QX

Guide Price: £625,000



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Offered to the market is this stunning three bedroom mid terrace family home in fantastic condition throughout. This family residence is nearby to highly regarded schools, numerous transport links and a plethora of shops within Uxbridge town centre. The property briefly compromise's of three sizable bedrooms, two bathrooms, a large living / dining area, fully fitted kitchen and a private rear garden. The property also benefits from an allocated parking space along with ample visitor spaces throughout the whole of St Andrews Park.

Three bedrooms

Fantastic condition throughout

Two bathrooms

Private rear garden

Allocated parking

Mid terrace

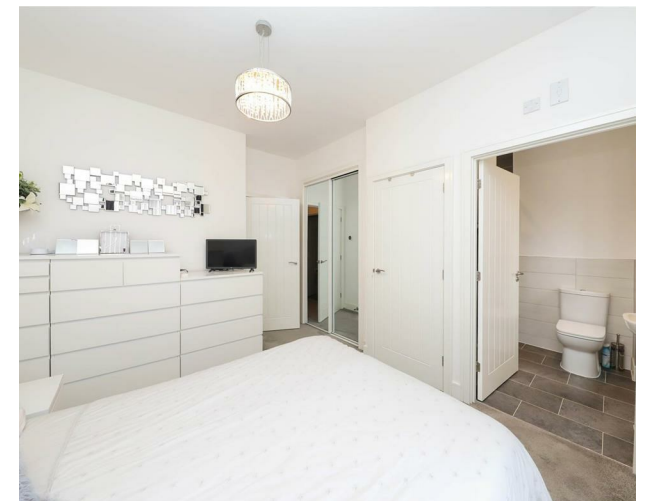
Brilliant location

Closeby to highly regarded schools

Walking distance to Uxbridge town centre

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 family home you are welcomed by a bright and airy entrance hall with the kitchen just off to the left hand side, the kitchen offers ample storage and an abundance of worktop space with fitted white goods throughout. Proceeding down the hallway is your downstairs W/C and to the rear of the property is the large living / dining area really offering a great entertaining space whilst still allowing for that homely feel for a growing family also providing direct access to the rear garden. Upstairs consists of three sizable bedrooms with the master bedroom having the added luxury of both an en-suite bathroom and fitted wardrobes allowing for a family to move straight in. The second bedroom also benefits from built in wardrobes and the third bedroom is also a great size for growing children. Concluding the upstairs is the family bathroom.

### Location

St Andrew's Park is situated within easy reach Uxbridge town centre which includes Uxbridge Station, which is on both the Metropolitan and Piccadilly Lines. Uxbridge town centre has two shopping centres, a bustling High Street and a choice of cafes, bars and restaurants. Just outside the development in Hillingdon Road is a bus stop, providing excellent links to the local area. The well-regarded primary school, the John Locke Academy, is an integral part of St. Andrew's Park, as is the 37 acre new public park. The museum, theatre, restaurants and leisure facilities at St. Andrew's Park will build on the contribution that the scheme brings to the increased vitality of Uxbridge's town centre.

### Outside

The front of this family home is really well looked after along with its vast 36 acre Dowding Park which is well maintained year round via St Andrews Park Management. The property itself benefits from one allocated parking space along with ample visitor spaces throughout the development. The rear garden really offers low maintenance throughout via the laid to lawn and patio area just beyond the patio doors. The rear garden offers a real entertaining space for the summer months and a fantastic safe space for a growing family.



### Schools:

St Andrew's CofE Primary School (0.2 miles)  
John Locke Academy (0.3 miles)  
ACS Hillingdon International School (0.4 miles)



### Train:

Uxbridge Station (0.6 miles)  
Hillingdon Station (1.0 miles)  
Ickenham Station (1.7 miles)



### Car:

M4, A40, M25, M40



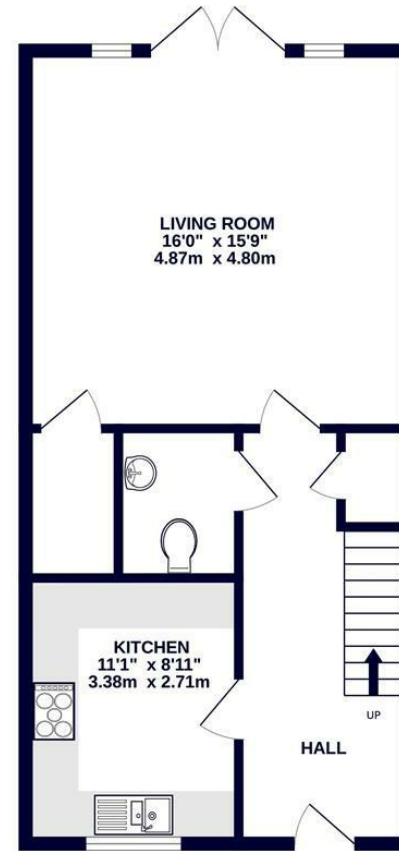
### Council Tax Band:

E

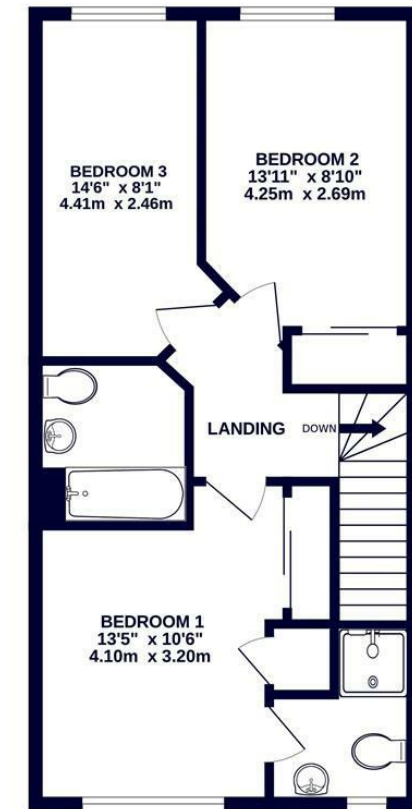
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1044 sq.ft. (97.0 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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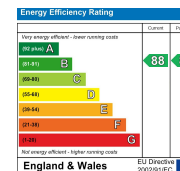
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