

Rockingham Parade

Uxbridge • Middlesex • UB8 2UW

Guide Price: £1,100,000



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est 1986

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A rare opportunity to purchase a detached house that is situated on a generous plot on Rockingham Parade which mainly overlooks the river, whilst allowing access to the ever popular Fasnidge Park. Whilst being moments away from Uxbridge Town Centre, with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station. The ground floor of the property comprises spacious hallway with doors leading to the 18ft living room, 13ft kitchen/diner, 12ft conservatory and lean to. To the first floor there is a 14ft main bedroom, 13ft second bedroom, 11ft third bedroom and family bathroom. Outside you have a gated entrance leading to the driveway and a large rear garden.

Three bedroom house

Detached

Large plot

Potential to extend (S.T.P)

Multiple outbuilding

Direct access to Fasnidge Park

Gated driveway

Large private rear garden

Walking distance to Uxbridge town centre

Great 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

A unique opportunity to purchase a detached house that is situated on a generous plot on one of Uxbridge's most sought after roads. The property, though liveable does require modernisation and presents a rare chance for redevelopment or refurbishment subject to the usual planning consents. The ground floor of the property comprises spacious hallway with doors leading to the 18ft living room, 13ft kitchen/diner, 12ft conservatory and lean to. To the first floor there is a 14ft main bedroom, 13ft second bedroom, 11ft third bedroom and family bathroom.

Outside

The front of the property benefits from a large, gated driveway providing enough parking space for several vehicles. To the rear of the property is a generous garden with several outbuildings, a pond and is surrounded by a variety of bushes and trees giving a high degree of privacy and a real sense of seclusion and tranquility. The garden offers gated access directly into Fassnidge Park.

Location

Rockingham Parade is situated off Rockingham Road, overlooking the river, whilst allowing access to the ever popular Fassnidge Park. You are moments away from Uxbridge Town Centre, with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station. Brunel University, Uxbridge College and the Hillingdon Leisure & Fitness Centre are close by.



Schools:

St Mary's Catholic Primary School 0.1 miles
 Whitehall Junior School 0.4 miles
 John Locke Academy 0.7 miles



Train:

Uxbridge Station 0.3 miles
 Hillingdon Station 1.6 miles
 Ickenham Station 2.2 miles



Car:

M4, A40, M25, M40



Council Tax Band:

F

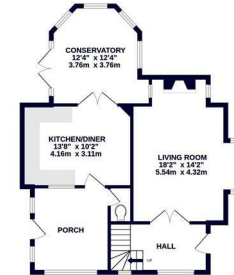
(Distances are straight line measurements from centre of postcode)



OUTBUILDINGS
665 sq ft. (61.8 sq.m.) approx.



GROUND FLOOR
667 sq ft. (61.9 sq.m.) approx.



1ST FLOOR
492 sq ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1823 sq ft. (169.4 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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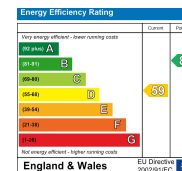
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