

Queens Road

Uxbridge • Middlesex • UB8 2NN

Guide Price: £700,000



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Offered to the market is this stunning four bedroom, semi detached Victorian family home. This home is fantastically presented throughout and allows for a family to move directly in whilst still giving the opportunity to implement their own touches. The property boasts very modern decor throughout whilst still boasting numerous traditional features with the feature fireplaces along with high ceilings throughout. The property benefits from off street parking and a secluded rear garden spanning over 100ft.

Semi detached home

Four bedrooms

Traditional Victorian style

Immaculate condition throughout

Over 100ft garden

Off street parking

Open plan kitchen / diner

Stone's throw to numerous amenities

Walking distance to transport links

Closeby to highly regarded schools

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 spacious family home you are welcomed by a large entrance hallway, proceeding to the left hand side is the sizable through lounge where modern features are combined with traditional Victorian features. The living room is fantastically presented with high ceilings, modern decor and a feature fireplace spanning 23ft in length. To the rear of the property is the real entertaining space with the open plan Kitchen / Dining area with views over the rear garden. The kitchen space again houses modern features along with an abundance of storage and plenty of worktop space throughout along with direct access to the private rear garden. Proceeding upstairs, the property compromise's of four sizable bedrooms and the family bathroom. Both the master bedroom and second bedrooms allow for ample space for a double bed along with the potential for in-built storage space. Bedrooms three and four are to the rear of the home and offer versatile usages for a bedroom / office or nursery space.

Outside

The front of the property offers off street parking for one car alongside a well maintained front garden directly leading to the front of this family home. The front garden does allow for scope to create a further parking space along with permit parking throughout the course of Queens Road and surrounding. The rear garden accessed via the open plan kitchen / diner spans over 100ft and is fantastically presented. It is home to mature shrubbery along with two patio areas allowing for entertaining guests throughout the summer months and allowing for dining al 'fresco. The property also benefits from side access leading from the front to the rear of the property.

Location

Queens Road is a sought after location within walking distance of Brunel University and Uxbridge town centre and all its amenities, including The Chimes and Pavilions shopping malls, a number of highly regarded restaurants and bars, along with its metropolitan/Piccadilly line station. There are a number of well regarded schools in the area, such as Uxbridge High, Bishopshalt, Whitehall and Hermitage. The M25/M40 and A40 with their direct links to London and the home counties are just a short drive away.



Schools:

Uxbridge High School 0.4 miles
 Whitehall Infant and Junior School 0.4 miles
 St Mary's Catholic Primary School 0.7 miles



Train:

Uxbridge 0.8 miles
 Hillingdon 1.7 miles
 West Drayton 1.8 miles



Car:

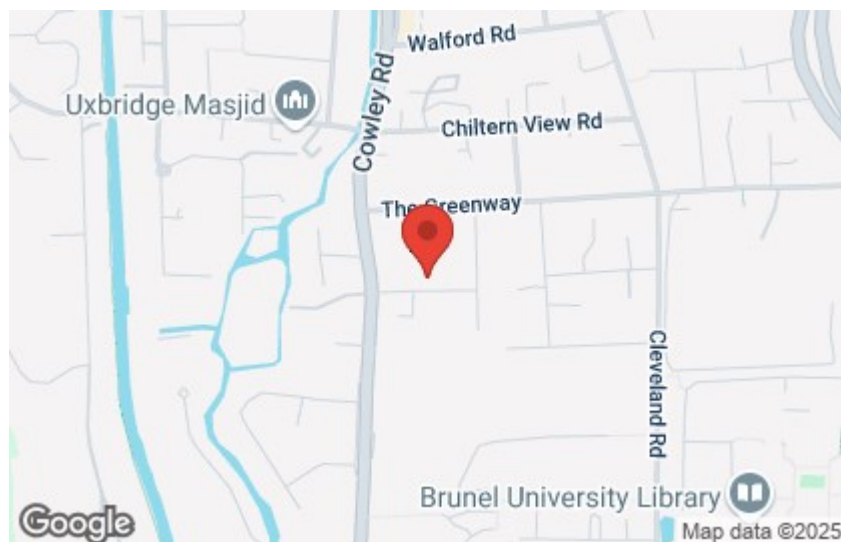
M4, A40, M25, M40



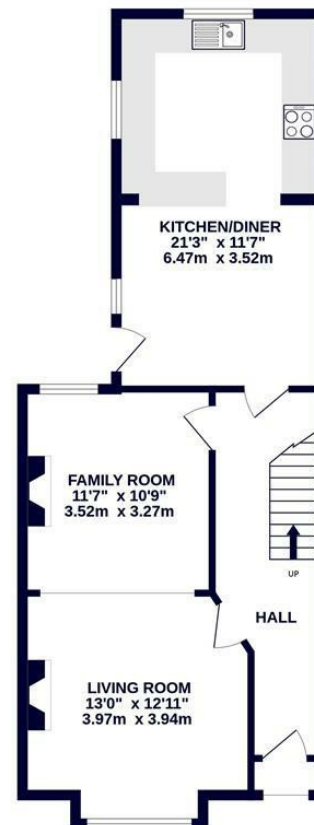
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
 627 sq.ft. (58.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1257 sq.ft. (116.8 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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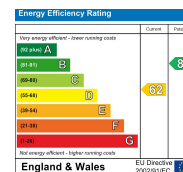
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