



**Cedars Drive, Uxbridge**

**Asking Price £700,000**



# Cedars Drive, Uxbridge

## DESCRIPTION

Situated on a popular residential street in Hillingdon on Cedars Drive is this detached, three bedroom home offered for sale as a blank canvas for its new owner. The property offers further potential to extend and develop subject to planning permission.

The property comprises entrance hall, reception room, dining room, fitted kitchen, under stair storage, three first floor bedrooms, fitted bathroom and separate wc. Outside the property has its own driveway with partial front garden, 16ft garage offering potential to convert/develop and to the rear a well presented and generous garden.

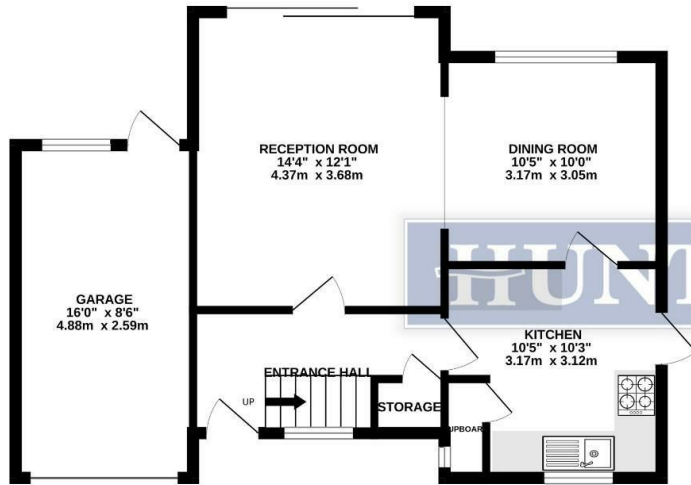
Cedars Drive is a much sought after, tree lined, residential road in North Hillingdon with the advantage of numerous recreational facilities nearby such as Hillingdon Golf and Cricket Club, Court Park and the fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is a short distance away along with the A40/M40/M4 and M25 giving access to London and the Home Counties along with Heathrow Airport.

- Detached Home
- Three Bedrooms
- Reception & Dining Room
- Fitted Kitchen
- Fitted Bathroom & Separate W.C
- Blank Canvas
- Own Drive To Garage
- Generous Rear Garden
- Potential To Extend & Convert (STPP)
- EPC Rating TBC





GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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