



Harefield Road, Uxbridge, UB8 1PN

- Three Bedrooms
- Open Plan Living Area
- Generous Rear Garden Backing onto Frays River
- Catchment Area for Vyners Secondary Schools
- Large Basement/Cellar with Possibility of Conversion

- Three Bathrooms & Separate WC
- Conservatory and Large Decking Area
- Off Street Parking
- Walking Distance to Uxbridge Town Centre & Train Station
- EPC Rating D

Asking Price £640,000



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Situated on Harefield Road in Uxbridge is this well presented and spacious, three bedroom semi detached house. The property boasts a generous rear garden backing onto Frays River and is in a prime location being within close proximity to Uxbridge Town Centre and within the Vyners catchment area.

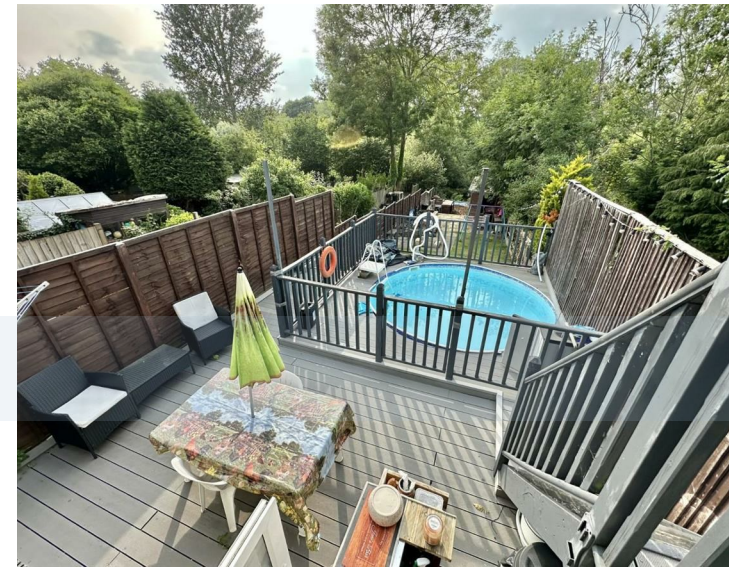
The property comprises entrance hall, ground floor wc, separate modern fitted kitchen, open plan living room with sitting and dining area, conservatory, three first floor bedrooms with a separate family bathroom suite and en-suite shower room. The basement/cellar floor is currently being utilized as a utility area with a lot of additional storage and potential for possible conversion subject to planning permission/consent. Outside, the property has off street parking, side access and a generous rear garden offering part decking, part lawn and part patio.



The property offers easy access to the High Street providing a lifestyle of pure convenience. Uxbridge High Street benefits from The Chimes and Pavilions shopping malls, a number of popular restaurants such as Wagamama and Nando's, vibrant bars and Uxbridge Tube Station with its Metropolitan and Piccadilly lines into Central London. Uxbridge offers excellent transport links with easy access to the M40, M25 and M4 motorways and is also close to Heathrow airport, Hillingdon Hospital, Brunel University and Stockley Park. The area is served by a number well-regarded schools infant, primary and secondary schools.



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Viewings

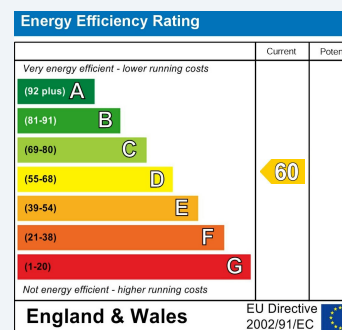
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.