



Church Close, Uxbridge, UB8 2XG

- Three Bedrooms
- Immaculate Condition Throughout
- High End Finishing Throughout
- Off Street Parking
- Low Maintenance Rear Garden
- Extended Semi Detached Home
- Open Plan Living
- Modern Fitted Kitchen w/ Island & Breakfast Bar
- Modern Bathroom Suite & Ground Floor WC
- Quiet Cul De Sac Location

Offers In Excess Of £600,000



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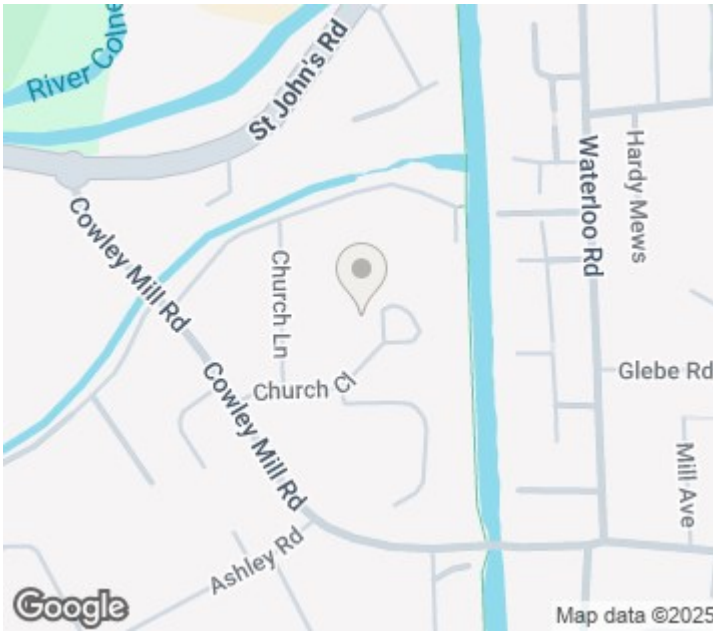
Entering the market on Church Close in Uxbridge is this three bedroom semi detached home, which is being offered for sale in immaculate condition throughout. The property has undergone renovations over the past years and is the perfect home for families who want a home which is move in ready.

The property offers open plan living to the ground floor allowing space for both sitting and dining areas along with a ground floor wc, the rear of the home has been extended which incorporates a stunning, fully integrated kitchen with units to each side, breakfast bar and island. To the first floor you are met with a stunning three piece bathroom suite and three bedrooms, with the master bedroom benefiting from fitted wardrobes. Outside, the property has a low maintenance part paved and part AstroTurf garden along with an outdoor cabin room which could be utilized for multiple purposes. To the front the property has off street parking for two cars and additional parking on the street.

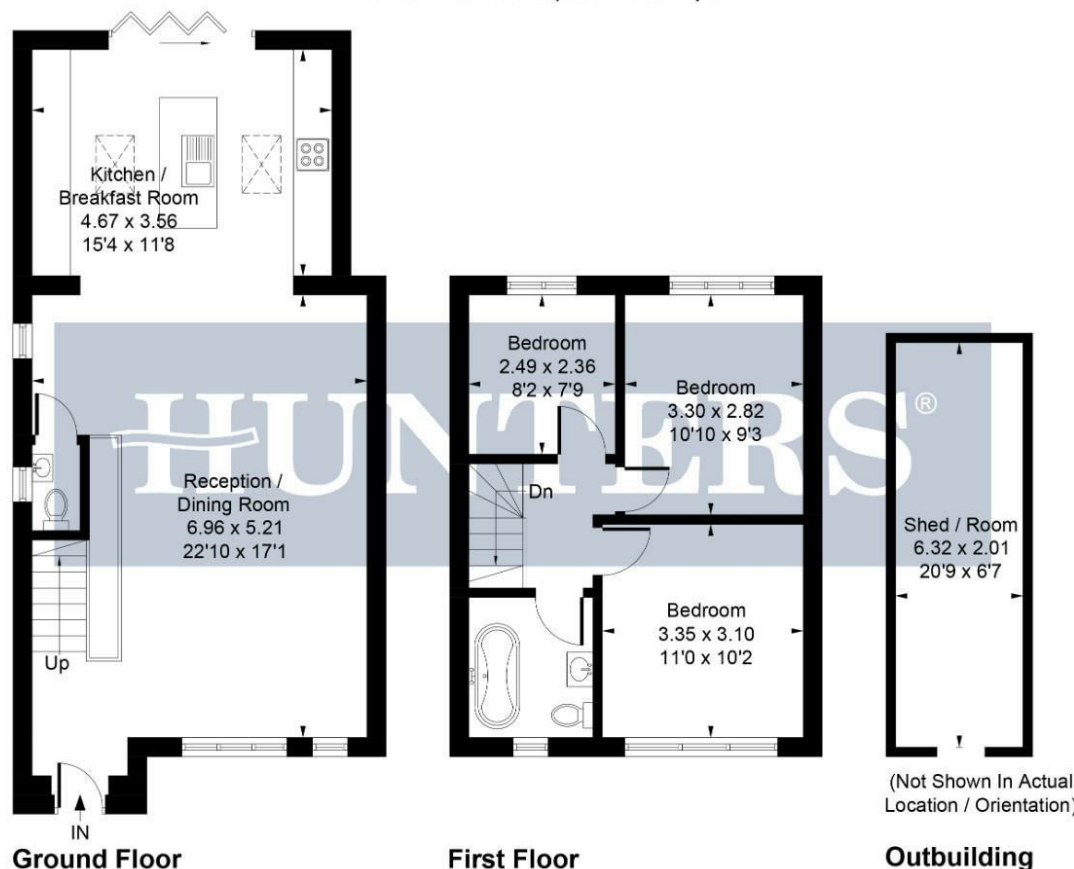
Located in a quiet residential cul-de-sac, Church Close offers a peaceful setting just moments from Uxbridge town center. The area benefits from excellent transport links, with Uxbridge Underground Station (Metropolitan and Piccadilly lines) within walking distance, providing direct access to central London. A range of highly regarded local schools, shops, and amenities are close by, as well as green open spaces and recreational facilities. Ideal for families and professionals alike, this sought-after location combines convenience with a welcoming neighborhood feel.



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Approximate Gross Internal Area = 93.03 sq m / 1001 sq ft
 Outbuilding = 12.70 sq m / 137 sq ft
 Total = 105.73 sq m / 1138 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

Produced for Hunters

Viewings

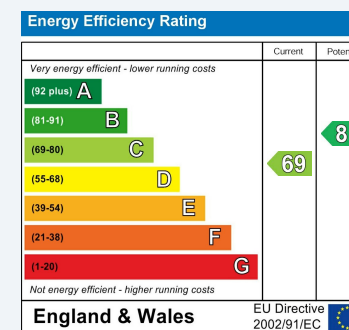
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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