



arthur grace
RESIDENTIAL



Bakers Wood, Uxbridge, UB9 4LF
Offers In The Region Of £1,750,000



Floor Plan

Belvedere

RECEPTION 1
5.9m x 4.2m / 19'5" x 14'0"

RECEPTION 2
5.6m x 3.4m / 18'0" x 11'3"

KITCHEN/DINING ROOM
6.7m x 4.5m / 21'10" x 14'10"

BEDROOM 1
5.9m x 4.5m / 19'4" x 14'9"

BEDROOM 2
3.4m x 3.2m / 11'0" x 10'6"

BEDROOM 3
2.5m x 3.5m / 11'4" x 11'4"

BEDROOM 4
4.9m x 3.7m / 16'1" x 12'2"

BEDROOM 5
2.9m x 2.3m / 9'5" x 7'6"

STUDY ROOM
3.5m x 3.2m / 11'6" x 10'4"

BATHROOM
2.9m x 2.2m / 9'4" x 7'2"

EN-SUITE
3.4m x 1.6m / 11'2" x 4'5"

WC
2.2m x 1.9m / 7'2" x 6'1"

CLOAK ROOM
1.9m x 1.5m / 6'1" x 4'9"

UTILITY ROOM
4.4m x 2m / 14'5" x 6'7"

CONSERVATORY
3.9m x 2.9m / 12'7" x 9'5"

GARAGE
5.9m x 5.0m / 19'5" x 16'3"

OUT BUILDING 1
6.4m x 4.0m / 21'0" x 13'0"

OUT BUILDING 2
4.0m x 2.0m / 13'1" x 6'5"

OUT BUILDING 3
4.0m x 2.1m / 13'1" x 6'10"

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE AND OUTBUILDINGS
301 M² / 3235 FT²

APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE AND OUTBUILDINGS
227 M² / 2441 FT²



Accommodation

- Detached home with enormous potential
- ** Amazing plot of 1.4 acres **
- 5 bedrooms
- 4 reception rooms
- 2 bathrooms
- Off street parking for 6 cars +
- Within the sought after private Bakers Wood Estate
- 3235 sq ft inc double garage & annex
- Council Tax, Band G
- EPC TBC



Area Map



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