



**Belmont Road**

Uxbridge

Guide Price **£799,950**





Rare opportunity! Modern 3-bed detached home in prestigious location. Potential for extension, 3 reception rooms, lovely garden, off-street parking with gated driveway. Neutral decor, contemporary kitchen, built-in wardrobes, large garden with apple trees and shed."

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Gated Driveway
- 3 Bedrooms
- 3 Reception Rooms
- Bathroom
- Scope To Extend STPP
- Walking Distance To Train Station
- Underfloor Heating In Kitchen and Bathroom
- Located Within School Catchment



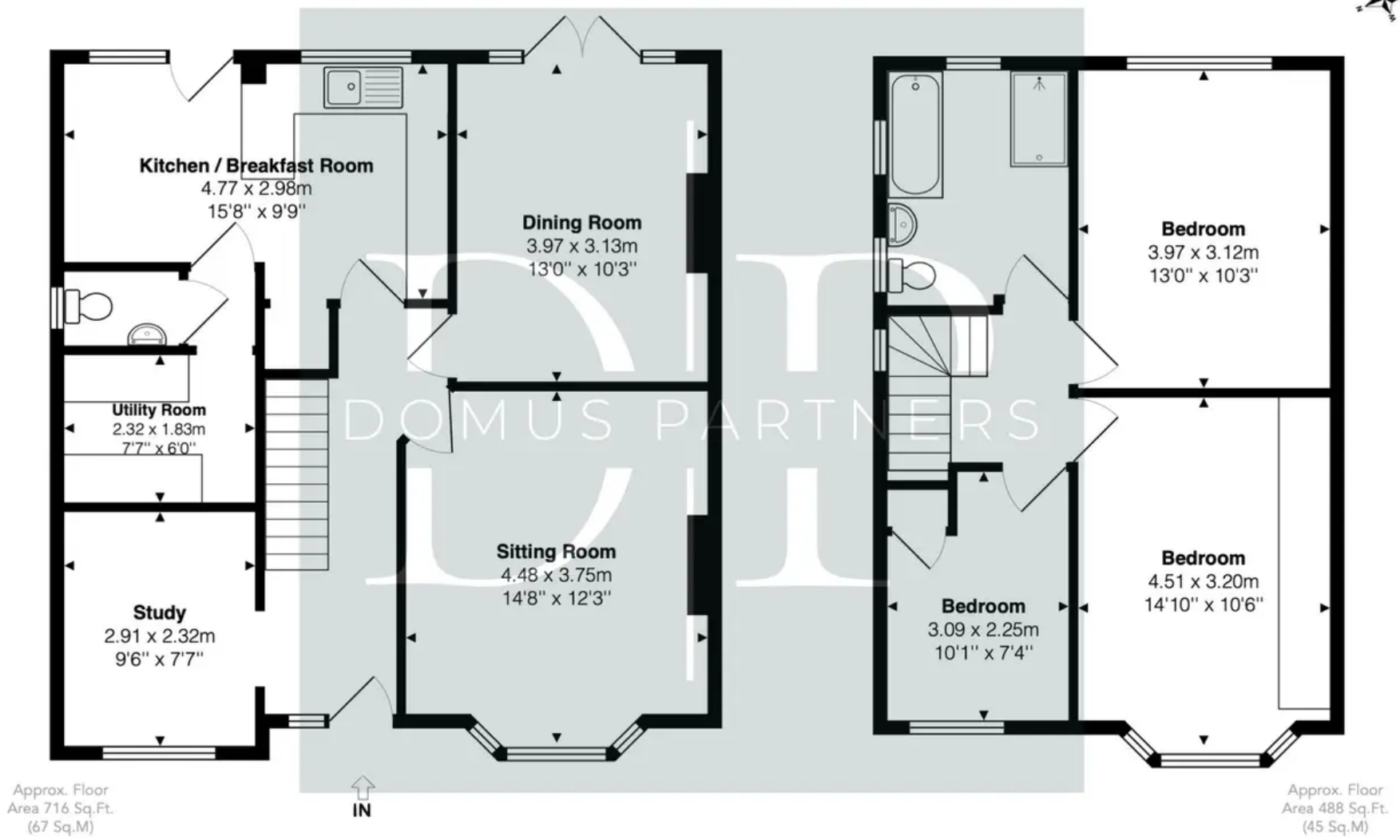
First time coming to the market in over 40 years! Located in one of North Uxbridge's prestigious locations, this modern three-bedroom detached home sits on a large plot with great potential for extension (subject to planning permission). It features three reception rooms, a lovely garden, and off-street parking with its own gated driveway.

The house is neutrally decorated throughout. The ground floor includes a welcoming entrance hallway leading to three spacious reception rooms. The dining room has French doors opening to the patio, the front sitting room features a bay window and fireplace, and there is a separate study. The contemporary 'Timberfusion' kitchen has underfloor heating, various units, integrated appliances, and a breakfast bar. Additionally, there is a utility room and a cloakroom on this floor.

Upstairs, there are three bedrooms, all with built-in wardrobes, and a bathroom with underfloor heating.

Outside there is a large South East Facing Garden which benefits from a number of shrubs, three apple trees and shed.

The property is in the heart of North Uxbridge, within very easy reach of Uxbridge Common, Hillingdon Leisure Centre, multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station.



**Belmont Road, Uxbridge, Greater London, UB8 1RE**

**The approximate total area for the elements of the property represented on the floorplan is 112 SqM (1205 Sq.Ft)**

This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.



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