



Croft Close, Uxbridge, Middx, UB10 9LJ

Located on a popular & secluded cul de sac located miles from Hillingdon Station and offered for sale with no onward chain is this well presented & spacious detached house with potential to extend & develop. Accommodation comprises entrance hall with ground floor wc, spacious living room / dining room, fitted kitchen, first floor landing with access to loft and 3 good size bedrooms. Externally, there's attractive & low maintenance gardens, own driveway with off street parking for several cars leading to large integral garage with potential to convert (stp). Situated just off Sweetcroft Lane so ideally placed for Bishopshalt & Vyners High School, A40 / Western Ave and Hillingdon underground station (Piccadilly & Metropolitan lines)

Asking Price £709,950

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entrance hall

wood block flooring, radiator, side aspect double glazed window & staircase to first floor with storage cupboard under

ground floor wc

low level wc, tiled walls & floor, wall mounted wash hand basin & side aspect frosted double glazed window

living room / dining room

23'3" x 13'3" (7.10 x 4.05)

front aspect double glazed window, radiators, feature fireplace, wood block flooring, space for table & chairs, spotlights, rear aspect double glazed sliding patio door leading to rear garden



reverse view



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kitchen

10'2" x 9'6" (3.10 x 2.90)

range of eye & base level units, one & half bowl sink unit with mixer tap, tiled walls, tiled floor, built in oven & hob with extractor hood over, integrated fridge freezer, inset lighting, breakfast bar & rear aspect double glazed window



first floor landing

front aspect double glazed window, fitted carpet, built in storage cupboard x 2, access to loft & inset lighting

bedroom 1

13'3" x 9'8" (4.05 x 2.96)

front aspect double glazed window, radiator, fitted carpet, spotlights & fitted wardrobe



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reverse view



bedroom 2

12'1" x 11'7" (3.70 x 3.55)

rear aspect double glazed window, radiator, fitted carpet & fitted wardrobe



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reverse view



bedroom 3

10'5" x 7'2" (3.20 x 2.20)

rear aspect double glazed window, radiator & fitted carpet



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bathroom

7'10" x 5'6" (2.40 x 1.70)

panel enclosed bath with shower attachment & mixer tap, wall mounted wash hand basin with mixer tap & cupboards under, low level wc, tiled walls, vinyl flooring, radiator, inset lighting, heated towel rail & front aspect frosted double glazed window



external

attractive & low maintenance lawned gardens to front & rear with shrub borders, patio area, timber storage shed, external lights & tap & side gated pedestrian access.



garage

15'5" x 7'2" (4.70 x 2.20)

with potential to convert, up an dover door and integral door leading to rear garden

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>66</p>	<p>78</p>

England & Wales

EU Directive
2002/91/EC



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