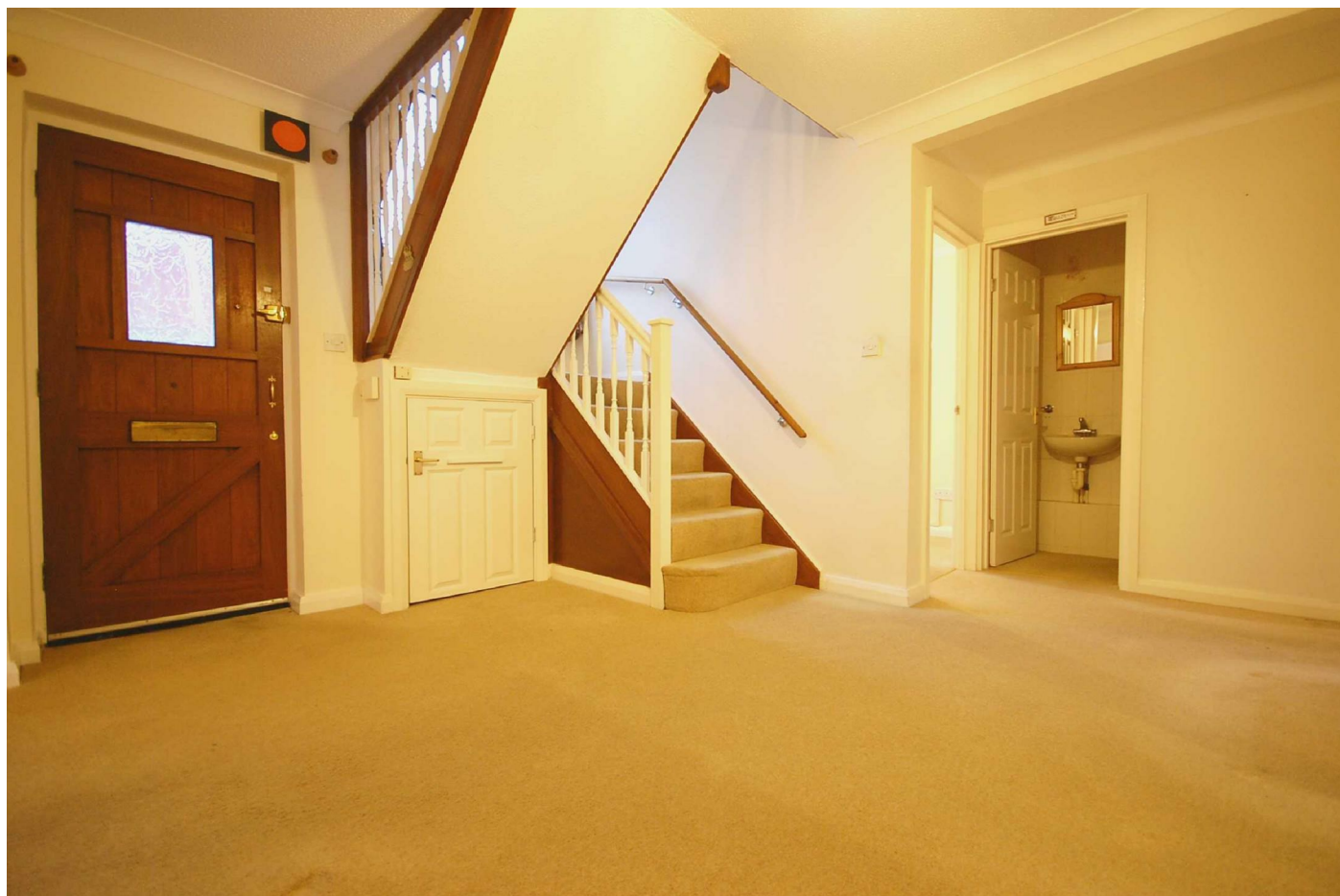




Melbourne Close, Uxbridge, UB10 8SL

NO UPPER CHAIN. A rare opportunity has arisen to purchase this WONDERFULLY SPACIOUS THREE DOUBLE BEDROOM DETACHED HOME tucked away in the corner of this PRIVATE ROAD. This fantastic property boasts: A welcoming entrance hall, two bathrooms, downstairs cloakroom, spacious kitchen/breakfast room, large L shaped living/dining room, conservatory and a gorgeous wrap around garden with views of Swakeleys Park. The property further benefits include: double glazing, gas central heating, double garage & parking for approximately FOUR VEHICLES. Melbourne close is a short distance to Ickenham village with its range of shops, restaurants and Metropolitan / Piccadilly line train station with it's direct links to The City and Baker Street. The A40/M25 are a short distance away, providing convenient access to Central London and the Home Counties. A number of highly regarded schools are within close proximity including Breakspear Junior School and Vyners Senior School. We recommend an internal inspection on this property to avoid missing out.



### ENTRANCE HALL

Front aspect door, coved ceiling, double radiator, down lighting, under stairs cupboard housing meters, stairs to first floor landing, doors to:

### DOWNSTAIRS CLOAKROOM

Wall mounted wash hand basin, extractor fan, low level wc.

### STUDY

Front aspect double glazed leaded light window, radiator, coved ceiling.

### LOUNGE

Front aspect double glazed leaded light window, radiator x 2, double doors to hall, gas feature fireplace, coved ceiling, rear aspect double glazed window, open to:

### DINING ROOM

Radiator, coved ceiling, rear aspect sliding doors to:

### CONSERVATORY

Rear aspect double doors to rear garden.

### KITCHEN

Dual aspect double glazed windows, one and a half stainless steel sink and drainer, range of base and eye level units, serving hatch, double oven, electric hob, extractor hood, integrated dishwasher, radiator, space for fridge freezer.

### UTILITY ROOM

Side aspect double glazed window, floor mounted Potterton boiler, spaces for washing machine and tumble dryer, wall mounted electric heater.

### LANDING

Front aspect double glazed leaded light window, airing cupboard housing tank, loft access, doors to:

### BEDROOM ONE

Dual aspect double glazed windows, radiator x 2, coved ceiling, built in mirrored wardrobes.

### EN SUITE

Rear aspect double glazed frosted window, low level wc, vanity unit incorporating wash hand basin, radiator, stand in shower cubicle.

### BEDROOM TWO

Rear aspect double glazed window, radiator, built in mirrored wardrobes, coved ceiling, vanity unit incorporating wash hand basin.

### BEDROOM THREE

Front aspect double glazed leaded light window, radiator, coved ceiling.

### BATHROOM

Front aspect double glazed frosted leaded light window, pedestal wash hand basin, low level wc, radiator, panel enclosed bath with mixer taps and wall mounted shower attachment.

### FRONT

Off street parking for multiple vehicles.

### REAR GARDEN

A substantial wrap around garden with panel enclosed fence, gates to park, mainly laid to lawn, patio area, side access, outside tap.

### DOUBLE GARAGE

via own drive.

### DISTANCE TO STATIONS

Ickenham (1 Mile) - Metropolitan and Piccadilly  
West Ruislip (1.3 Miles) - Central

### COUNCIL TAX

London Borough of Hillingdon - Band G - £2,433.58

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.



92 High Street, Ruislip, Middlesex, HA4 8LS

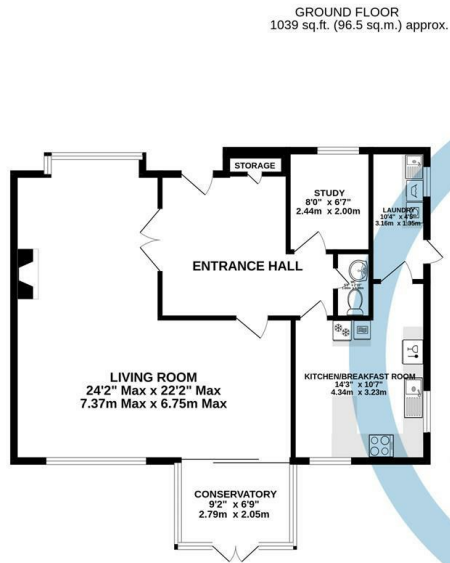
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TOTAL FLOOR AREA : 1555 sq.ft. (144.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	63	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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