



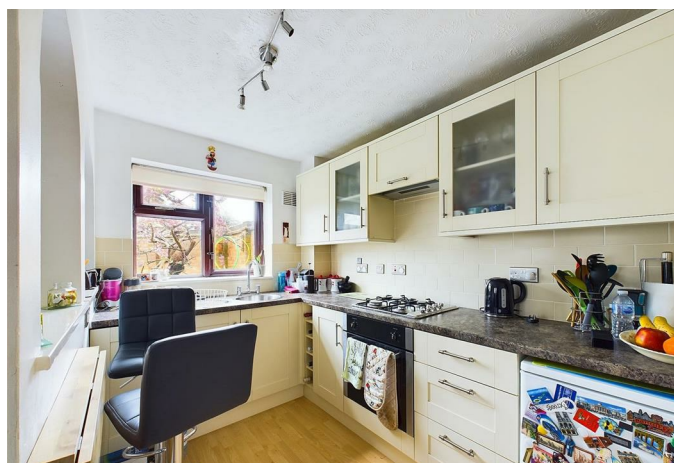
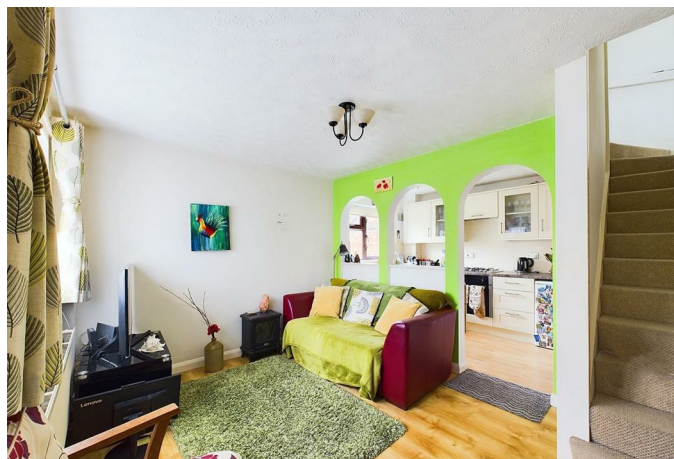
Campion Close, Uxbridge, UB9 5BX
£365,000





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A superb opportunity has arisen to purchase this beautifully presented one bedroom FREEHOLD home on this popular residential road in Denham. This well presented property briefly comprises: One good size double bedroom, living room leading to fitted kitchen & modern bathroom suite. The property benefits are: Double glazing, private garden, entrance porch and off street parking. This property is a short drive away from Uxbridge town centre and it's abundance of amenities including rail links, bus routes and restaurants and is also ideally set for the A40/M25 offering swift and easy access to Central London, the Home Counties and Heathrow. This property is in the catchment for Denham Infant Village School. It is also close to other amenities such as the golf course / country walks / canal / Denham country park and Colne Valley Reginald park .



ENTRANCE PORCH

Dual aspect double glazed window, side aspect double glazed door, laminate effect flooring, cupboard housing meters, side aspect door to:

LIVING ROOM

Front aspect double glazed window, laminate effect flooring, double radiator, stairs to first floor landing, leading to:

KITCHEN

Side aspect double glazed window, laminate effect flooring, part tiled walls, a range of base and eye level units, under stair storage cupboard housing washing machine, cupboard housing boiler, stainless steel sink with drainer, butterfly breakfast bar, space for fridge, integrated oven with four gas hob rings, extractor hood.

FIRST FLOOR LANDING

Hatch to loft space, doors to:

BEDROOM

Front aspect double glazed window, double radiator, built in wardrobes, storage cupboard housing tank.

BATHROOM

Side aspect double glazed frosted window, tiled flooring, tiled walls, stand in cubicle, vanity unit incorporating wash hand basin, low level wc, downlighting, heated towel rail.

FRONT

Mainly laid to patio, side access to:

REAR GARDEN

Mainly laid to patio, artificial grass, surrounded by brick walls.

PARKING

One allocated space to the side of the property.

COUNCIL TAX

South Buckinghamshire - Band C - £2,044.09

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS

BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Denham (0.9 Miles) - Chiltern Railways
Uxbridge (1.5 Miles) - Metropolitan/Piccadilly



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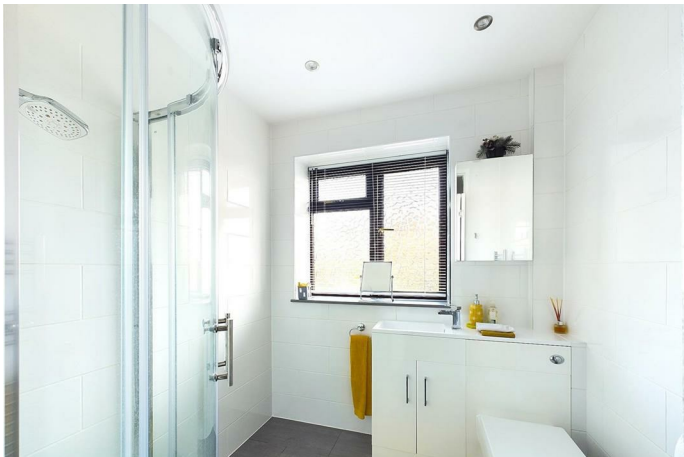
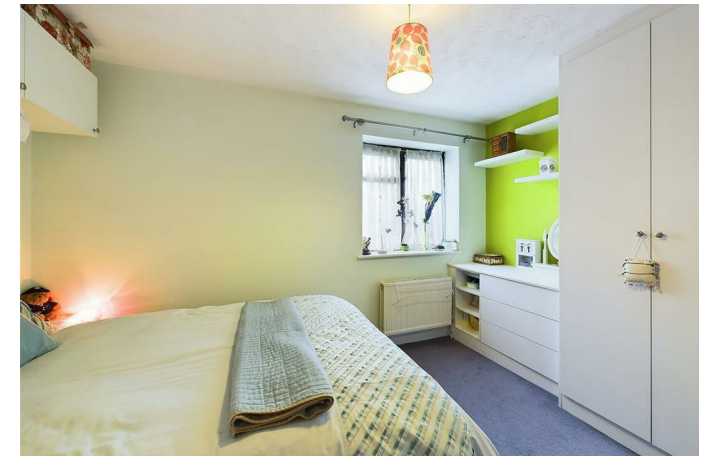
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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