



St. Annes Road, Uxbridge, UB9 6AJ



Gibson Honey are pleased to present to the market this refurbished and well proportioned three bedroom semi-detached home with plenty of scope and potential for extension subject to the usual planning constraints. The property briefly comprises: living room, stunning farmhouse style kitchen, modern bathroom suite and three good sized bedrooms. The property benefits include: double glazing, gas central heating, front and rear gardens, downstairs wc and three garden sheds. This property is ideally situated for Harefield Village and Denham Green's shops, restaurants and transport connections (Denham station on the Chiltern line into London) or a short drive to local Metropolitan/ Piccadilly/Central line stations at Ickenham, Ruislip or West Ruislip. The A40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties.





## ENTRANCE HALL

Front aspect entrance door, stairs to first floor landing, door to:

## LIVING ROOM

Front aspect double glazed windows, log burner, coved ceiling, under stair storage cupboard, radiator, leading to:

## KITCHEN

Rear aspect double glazed stained glass window, rear aspect

double glazed French doors to rear garden, laminate effect flooring, part tiled walls, radiator, a range of base and eye level units, inset sink with mixer taps, cupboard housing boiler, integrated oven with induction hob and extractor hood, integrated dishwasher, space for fridge freezer, leading to:

## INNER HALLWAY

Side aspect double glazed stained glass window, rear aspect door to rear garden, laminate effect flooring, door to:

## DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, laminate effect flooring, low level wc, wall mounted wash hand basin, radiator.

## FIRST FLOOR LANDING

Side aspect double glazed window, hatch to loft space, doors to:

## BEDROOM ONE

Front aspect double glazed windows, radiator.

## BEDROOM TWO

Rear aspect double glazed windows, radiator, fitted wardrobe.

## BEDROOM THREE

Rear aspect double glazed windows, radiator.

## BATHROOM

Front aspect double glazed frosted windows, tiled flooring, part tiled walls, panel enclosed bath with shower attachment and mixer taps, pedestal wash hand basin, low level wc, downlighting, heated towel rail.

## FRONT

Mainly laid to lawn, patio pathway.

## REAR GARDEN

Mainly laid to lawn, panel enclosed fence, patio area x 2, shed x 3, side access.

## SHED

Brick built with power.

## COUNCIL TAX

London Borough of Hillingdon - Band D - £1,603.38

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

## DISTANCE TO STATION

Denham (1.2 Mile) - Chiltern Railways



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