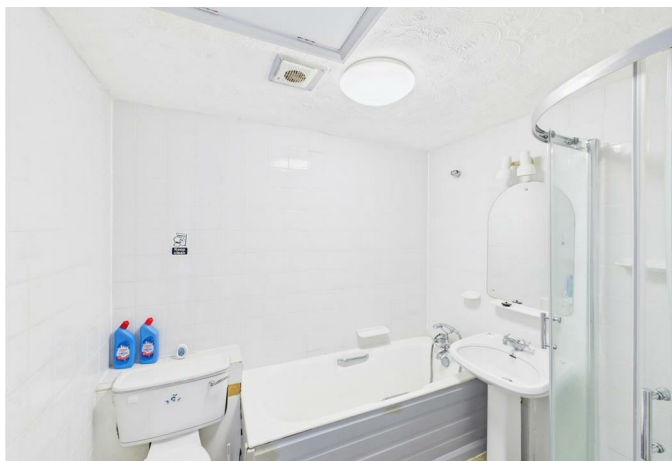




Sanctuary Close, Uxbridge, UB9 6LJ

NO UPPER CHAIN. Currently set up as a HMO this versatile residence is a perfect investment or could be ideal for a first time purchase. Set in the heart of Harefield, this sizeable property briefly comprises: Four DOUBLE Bedrooms, kitchen/breakfast room, bathroom suite and downstairs shower room. The property benefits include: Store Room, study, two balconies, integrated garage and rear garden. Sanctuary Close is within close proximity to Harefield Village with its central village green surrounded by shops. The property is also within close proximity of the Grand Union Canal where there are some quite spectacular walks and scenery as well as being close to the Old Orchard pub. For parents, the property is ideally situated for Harefield academy. The commuter is well catered for with the Metropolitan Line Station at both Northwood and Rickmansworth with the Chiltern Line at Denham with bus routes to Uxbridge, Ruislip and Rickmansworth which all offer excellent shopping and leisure facilities.



ENTRANCE HALL

Front aspect door, ceramic tiled flooring, doors to:

STUDY

Front aspect window, double radiator.

INNER HALL

Front aspect door, radiator, under stairs cupboard, stairs to first floor landing, doors to:

BEDROOM

Rear aspect window, radiator, rear aspect door to rear garden, coved ceiling.

STORE ROOM

Pedestal wash hand basin, part tiled walls, ceramic tiled flooring, leading to:

SHOWER ROOM

Stand in shower cubicle, heated towel rail, low level wc.

FIRST FLOOR LANDING

Stairs to second floor landing, built in cupboards, doors to:

BEDROOM

Rear aspect window, door to balcony, radiator, coved ceiling.

KITCHEN/BREAKFAST ROOM

Front aspect window, door to balcony, range of base and eye level units, one and a half stainless steel sink and drainer, wall mounted boiler, spaces for appliances, integrated oven and grill, part tiled walls, radiator.

SECOND FLOOR LANDING

Range of built in cupboards, doors to:

BEDROOM

Front aspect window, radiator.

BEDROOM

Rear aspect window, radiator.

BATHROOM

Fully tiled walls, radiator, low level wc, panel enclosed bath, pedestal wash hand basin, stand in shower cubicle, loft access.

GARAGE

Up and over door, power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,952.38

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

DISTANCE TO STATIONS

Denham (2.7 Miles) - Chiltern Railways
Rickmansworth (3.1 Miles) Metropolitan Line
Ruislip (4.4 Miles) - Metropolitan and Piccadilly Lines

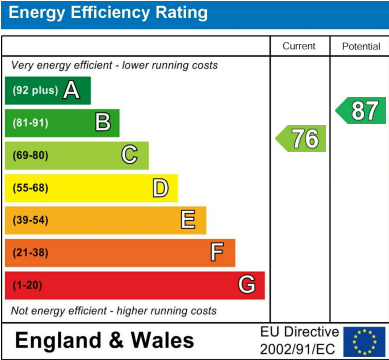


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