



Barlee Crescent, Uxbridge, UB8 2EX

- Semi detached house
- Contemporary interiors
- Large rear garden
- Modern bathroom
- Three bedrooms
- Off street parking
- No upper chain
- Open plan living space

Asking Price £525,000



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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

Generously proportioned and flooded with natural light this semi detached home has been enhanced with a contemporary design offering stylish living space in this well regarded convenient setting.

Accommodation

With accommodation on offer that briefly comprises, entrance lobby, spacious open plan living space reception room with a large front aspect double glazed window and under stairs storage, the kitchen dining space overlooks the rear garden and is fitted with a very good range of modern storage units and drawers and ample work surfaces, there is an integrated electric oven and hob above with extractor hood over, space for washing machine, integrated fridge freezer, and wall mounted boiler.

To the first floor there are three well proportioned bedrooms and a modern family bathroom that comprises of an enclosed bath with shower over, wash basin and WC. There is a front aspect window and tiled walls and floor.

Outside

To the rear of the property there is a large garden with a paved patio area, to the front of the property, there is a private driveway to the front of the property providing off street parking.

Situation

Ideally located in this peaceful residential location being within easy reach of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Metropolitan and Piccadilly line station. Brunel University, Hillingdon Hospital, Stockley Park and Heathrow airport are also easily accessible. In addition the A40 / M40 and M4 are a short drive away giving access to London and the M25.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

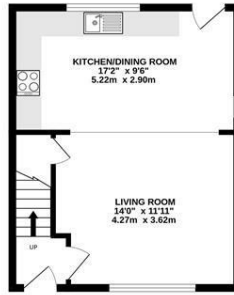
Council Tax Band: D

EPC Rating: D

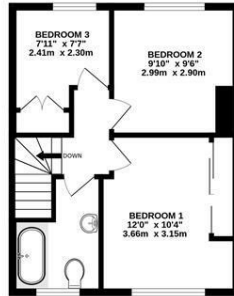
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



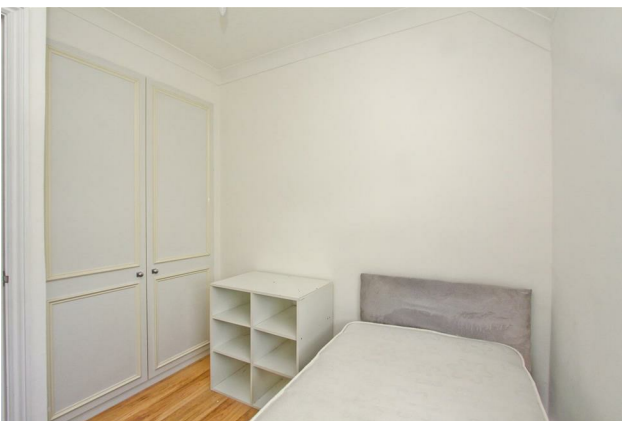
1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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