



Chiltern View Road, Uxbridge, UB8 2PE

- Attractive period home
- Two reception rooms
- Off street parking
- Ground floor shower room
- First floor bathroom
- Four bedrooms
- No upper chain
- Kitchen breakfast room
- Conservatory
- Close to Uxbridge town centre

Asking Price £535,000

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Description

An attractive period home positioned in this well regarded location providing versatile accommodation and benefiting from having no upper chain and off street parking.

Accommodation

Providing accommodation that briefly comprises entrance hall with stairs to the first floor, front reception room with feature tiled fireplace and marble surround, the second reception room is currently used as a ground floor bedroom, the kitchen breakfast room is fitted with a range of storage units and drawers with space for appliances, integrated electric oven and inset gas hob, there are doors to the conservatory the overlooks and open onto the rear garden, there is also a ground floor shower room.

To the first floor there are four bedrooms and bathroom

Outside

There is an attractive, well stocked garden to the rear of the property.

To the front there is off street parking.

Situation

Positioned in the conservation area of Uxbridge, just moments from the town centre with its shopping facilities, restaurants bars and also Uxbridge station with its Metropolitan and Piccadilly line services to the heart of London.

Brunel University is also a short walk away, and for the motorist the A40 is 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: E

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
689 sq ft (63.4 sq m) approx.



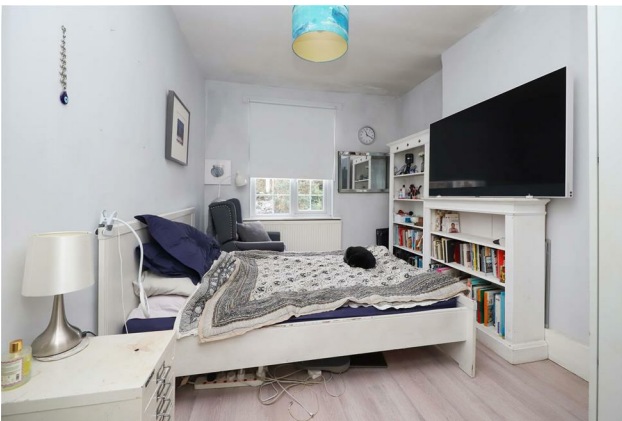
1ST FLOOR
599 sq ft (55.2 sq m) approx.



TOTAL FLOOR AREA: 1274sq ft (118.4 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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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.