



Cornwall Road, Uxbridge, UB8 1BB

- Attractive detached home
- Versatile accommodation
- No upper chain
- Gated driveway
- Close to well regarded schools
- Four double bedrooms
- Prime North Uxbridge location
- Secluded position
- Ample off street parking
- Two bathrooms

Asking Price £900,000

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Description

This attractive detached, modern family home offers well proportioned and versatile accommodation laid out over two light filled levels, positioned in this sought after location close to Uxbridge Common.

Accommodation

The accommodation on offer briefly comprises, entrance hall with stairs to the first floor and under stairs storage, the spacious reception room overlooks and opens on to the garden, double doors open into the kitchen breakfast room that is fitted with a range of storage units and drawers and integrated appliances and the ample granite work surfaces incorporate a breakfast bar, there are two double bedrooms on the ground floor along with a fully tiled bathroom.

To the first floor there are two further spacious double bedrooms with the principle bedroom having the benefit of an en-suite shower room.

Outside

The property is set in a most attractive mature garden with a variety of mature shrubs and trees, a private gated driveway provides ample off street parking

Situation

Located in one of the most sought after area of Uxbridge, Cornwall Road is located just off of Uxbridge Common. Being just a short walk from the town centre with its multiple shopping facilities, restaurants and bars and Uxbridge station with its Metropolitan and Piccadilly line services to the heart of the capital.

Baker Street can be reached in as little as 36 minutes.

Well regarded schools are within close proximity, as are a number of recreational facilities, such as Hillingdon sports and leisure centre with its indoor and outdoor swimming pools, Uxbridge Cricket Club and Hillingdon Gold Club.

For the motorist the A40 and M25 are just a short drive away.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

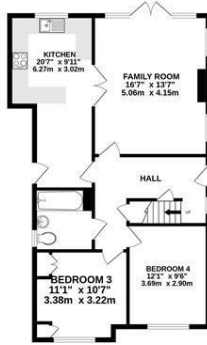
Council Tax Band F

EPC Rating: C

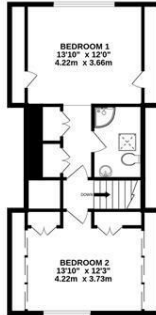
IMPORTANT NOTICE

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
799 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR
593 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1391 sq.ft. (129.2 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.