



Priory Avenue, Harefield, Uxbridge, UB9 6AP

- Three bedroom semi detached house
- No upper chain
- Private driveway providing ample off street parking
- Ground floor WC
- Side plot offering plenty of potential STPP
- Three bedrooms
- Kitchen breakfast room
- First floor shower room

Asking Price £525,000

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Description

Set in a popular location close to Harefield Village this semi detached house offers well proportioned living space and is sold with the benefit of having no upper chain.

Accommodation

Providing accommodation that briefly comprises, entrance hall with stairs to the first floor, Living room with a front aspect double glazed window, built in storage and a feature fireplace, the kitchen breakfast room is fitted with a range of storage units and drawers, there are ample work surfaces and space for appliances, a double glazed rear aspect window overlooks the rear garden. An inner hallway gives access to the ground floor WC and rear garden.

To the first floor there are three well proportioned bedrooms and a shower room.

Outside

There is a private rear garden with a detached garage and additional outbuilding, to the side there is a driveway that leads to the garage and provides ample off street parking, there is space to the side of the property that offers the potential to extend the to the side subject to planning permission being granted.

Situation

Priory Avenue is only a short stroll from Harefield Village with its local shopping facilities and well regarded schools. Harefield is a semi-rural location close to the Grand Union canal, offering access to many outdoor activities. Denham Green's shops and mainline station, as well as Uxbridge town centre are also easily accessible.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

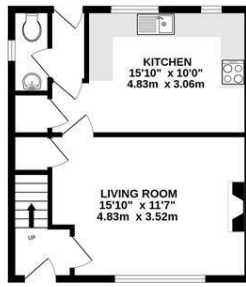
Council Tax Band: D

EPC Rating: D

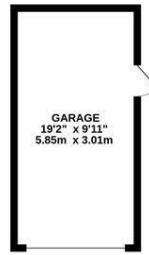
IMPORTANT NOTICE

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

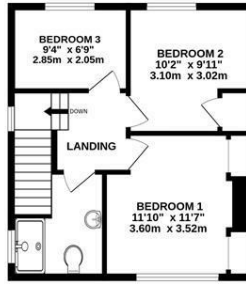
GROUND FLOOR
802 sq.ft. (74.4 sq.m.) approx.



OUTBUILDING
189 sq.ft. (17.4 sq.m.) approx.



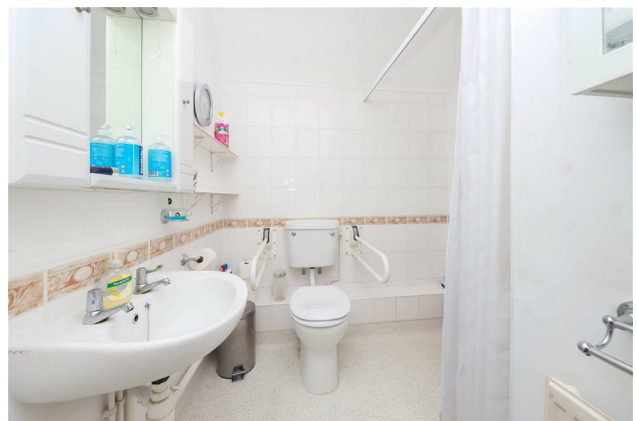
1ST FLOOR
409 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

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