



Southfield Close, Uxbridge, UB8 3JJ

- Detached family home
- Cul-de-sac location
- Off street parking
- Well proportioned accommodation
- Four bedrooms
- No upper chain
- Large rear garden
- Close to well regarded schools

Asking Price £625,000

Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

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

This four bedroom family home offers a versatile floorplan and is set on a larger than average plot.

Accommodation

Providing accommodation that briefly comprises, entrance hall, ground floor WC, spacious reception room, kitchen/dining room fitted with a very good range of storage units and drawers, integrated electric oven and inset gas hob, there is space for appliances and ample work surfaces, from the dining area double doors open into the conservatory which overlooks and opens onto the rear garden.

To the first floor there is an impressive main bedroom measuring 20ft x 9ft5, three further bedrooms and a family bathroom.

Outside

There is a substantial garden to the rear of the property and a paved area to the side with double gates allowing vehicular access.

To the front there a block paved driveway providing off street parking.

Situation

Located off Harlington Road and within close proximity of Hillingdon Primary School, Bishopshalt senior school, Hillingdon Hospital and Brunel University. There are several bus routes close by which provide an easy route into Uxbridge town centre which benefits from a multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station, Heathrow Airport is easily accessible and the M4/M25 and A40 are a short drive away with their links to central London and The Home Counties.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

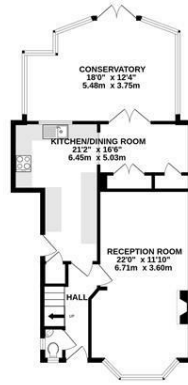
Council Tax Band: E

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
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1394 sq.ft. (129.5 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.
Made with Metropix, C5023

Cameron



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.