



## Southside Close, Uxbridge, UB10 9PR

- Modern town house
- Four large double bedrooms
- Two en-suite shower rooms
- Underfloor heating
- 2 allocated parking spaces
- Private gated development
- Smart technology/Home media network
- Large Bifold doors opening onto the garden
- Family bathroom and ground floor WC
- Air conditioning to all rooms

**Offers In Excess Of £900,000**

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## **Description**

This luxurious four bedroom modern home combines state-of-the-art, energy-efficient construction and a ground source heat pump producing heating at minimal cost, being set in an exclusive gated development, perfectly placed to take advantage of the huge range of leisure and shopping and transport facilities nearby.

## **Accommodation**

Providing accommodation that briefly comprises of, entrance hall with stairs to the first floor, ground floor w.c. superb L-shape open plan living space with the kitchen area being fitted with a good range of white gloss storage units and drawers, quartz work tops, toughened glass splash backs, Bosch built in appliances, Bianco 3 in 1 hot tap, single bowl inset sink and feature LED lighting to the wall units. There is a separate utility room with built in storage units, work surfaces with stainless steel single bowl sink, space for freestanding washing machine and tumble dryer. The living and dining space overlooks the rear garden and bi-fold doors open onto the rear garden. Karndean flooring runs throughout the ground floor with underfloor heating. To the first floor the superb principle bedroom has the benefit of an en-suite shower room with a shower cubicle, w.c. wash basin, chrome heated towel rail and Porcelanosa wall tiles. Bedroom Two overlooks the rear garden, bedroom three also overlooks the rear garden. The family bathroom has an enclosed bath w.c. and wash basin, chrome heated towel rail and Porcelanosa wall tiles. To the second floor bedroom four has the benefit of an en-suite shower room with a shower cubicle, w.c. wash basin, chrome heated towel rail and Porcelanosa wall tiles.

## **Outside**

The development provides a secure family friendly environment with a great community spirit amongst a group of professionals and their families, accessed from a gated entrance with a video entry system, there are landscaped communal areas and two allocated parking spaces, visitor parking and an electric vehicle charging point, to the rear of the property there is a private garden with a paved patio area, external tap, outdoor power points, external lighting, and a cycle store.

## **Situation**

The town centre is just a short walk from Southside Close. Here you will find major high street brands, notably the Chimes shopping centre along with numerous restaurants, cafes and bars. Residents at Southside Close have an abundance of leisure pursuits on their doorstep, as well as fantastic local schools and world class universities and colleges being within close proximity. Less than half a mile from the A40, and just a short walk to Uxbridge tube station Southside Close could not be better placed for easy access into central London as well as other major motorways.

## **Terms and notification of sale**

Tenure: Freehold

Service charge: £1200 per annum

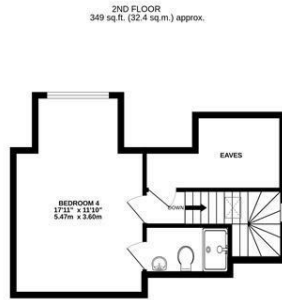
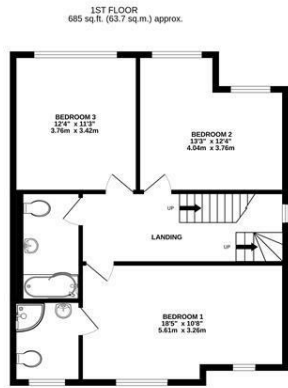
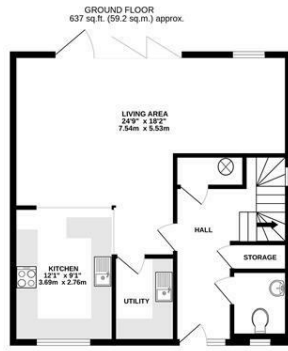
Local Authority: London Borough of Hillingdon

Council tax band: F

EPC rating: B

## **IMPORTANT NOTICE**

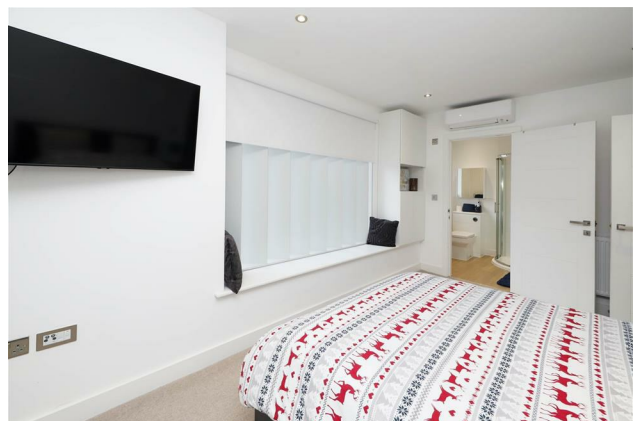
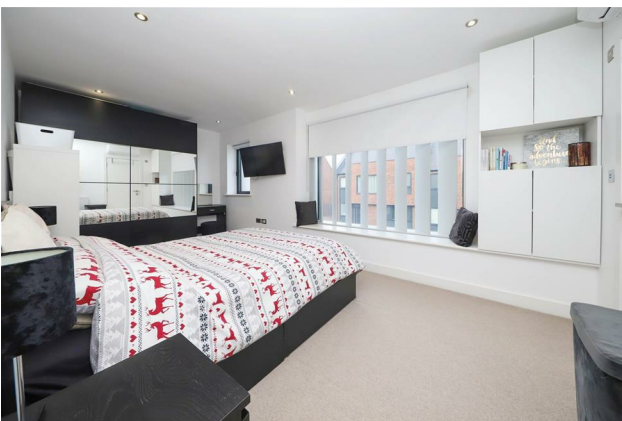
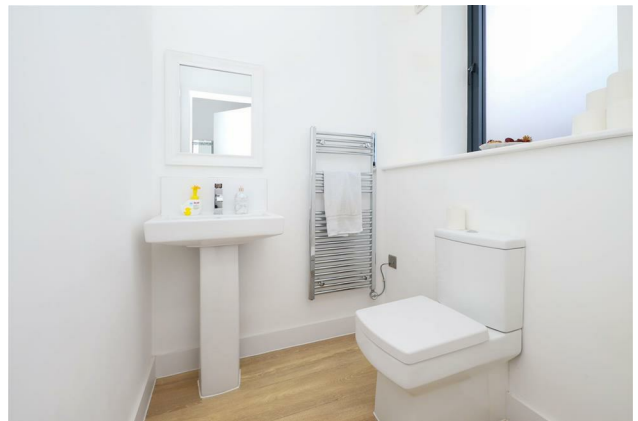
These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They 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



TOTAL FLOOR AREA : 1671 sq.ft. (155.3 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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