

Cameron



Field Heath Road, Hillingdon, Uxbridge, UB8 3NF

- Detached bungalow
- Ample off street parking
- Three bedrooms
- Open plan reception room
- Versatile accommodation
- Stunning rear garden
- Garage
- Well presented
- No upper chain
- Convenient location

Offers In Excess Of £775,000

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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.

Description

Well presented throughout this deceptively spacious home is positioned in a prime location and sits on a large plot which offers plenty of scope to extend or redevelop if so desired subject to planning permission.

Accommodation

Providing accommodation that briefly comprises, large entrance porch, entrance hall, spacious reception room with double doors overlooking and opening onto the rear garden, the modern kitchen breakfast room is fitted with a range of storage units and drawers incorporating an integrated fridge, there are ample worksurfaces with an inset sink and inset gas hob with extractor hood above, and electric oven below, a double glazed door opens into the conservatory that overlooks and opens onto the rear garden, a utility cupboard houses the boiler and has space for appliances, there are two spacious double bedrooms both with built in wardrobes and a third single bedroom that is currently used as a home office.

Outside

There is a very attractive rear garden with a variety of mature shrubs and trees providing a great deal of seclusion, there is a summerhouse at the bottom of the garden, a paved patio area provides ample outdoor entertaining space and a covered section of patio creates an all weather outdoor space.

To the front of the property there is an area of garden with mature trees, the gated driveway provides ample off street parking and leads to the garage.

Situation

Pield Heath Avenue is conveniently located within close proximity of Hillingdon Hospital, Stockley Park, Brunel University and Heathrow Airport.

Uxbridge town centre is nearby with its multiple shopping facilities, restaurants and bars and Uxbridge station with its Metropolitan and Piccadilly line services to London.

Terms and notification of sale

Tenure: Freehold

Local authority: London Borough of Hillingdon

Council Tax Band: E

Current 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

Field Heath Road UB8

Approximate Gross Internal Floor Area = 126.8 sq m / 1366 sq ft

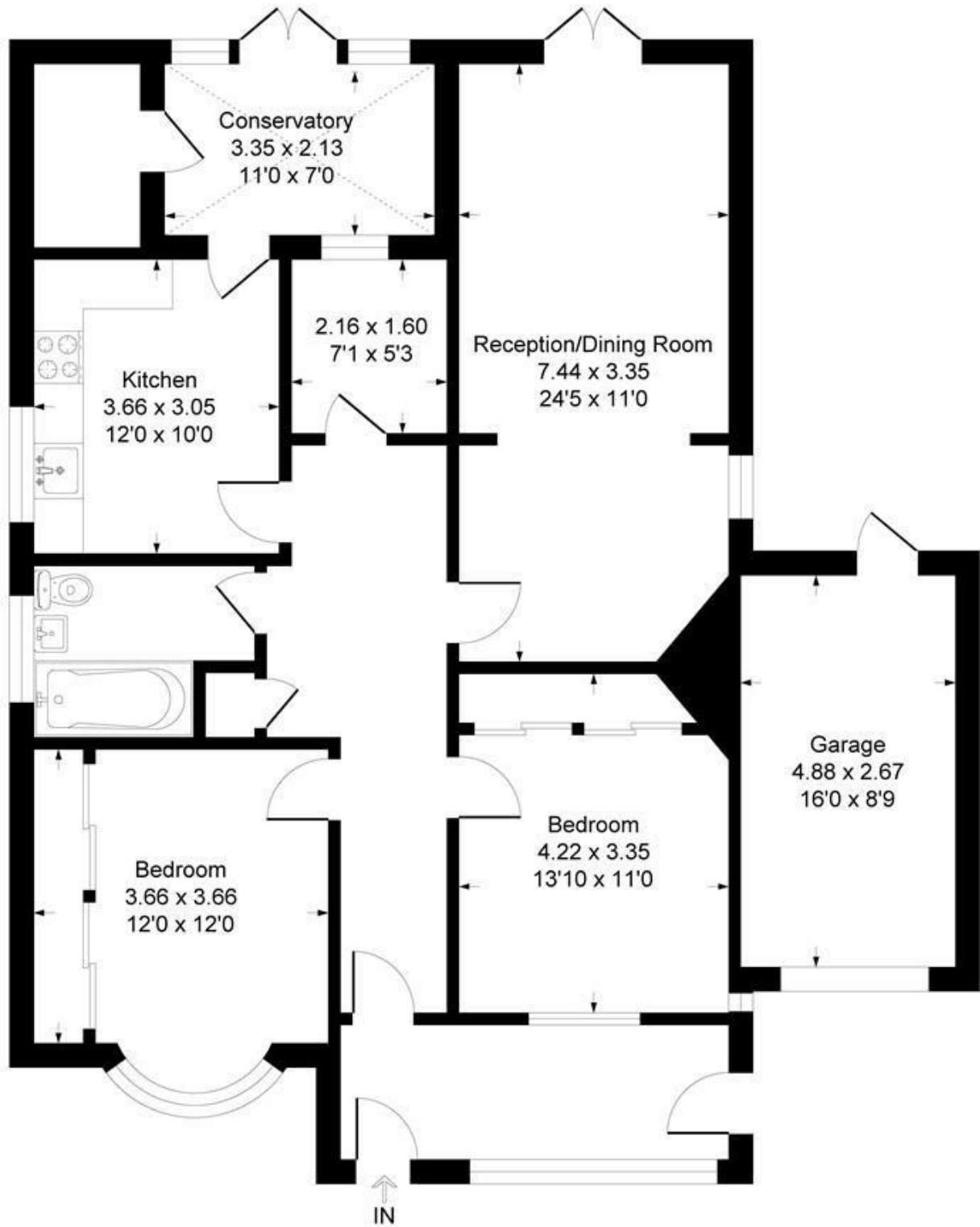


Illustration for identification purposes only, measurements are approximate, not to scale.

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