



## Berkeley Road, Hillingdon, Uxbridge, UB10 9DX

- Extended family home
- Large rear garden
- Popular location
- Open plan living space
- Off street parking
- Modern kitchen
- Spacious bedrooms
- Close to well regarded schools

**Asking Price £475,000**

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**Description**

This spacious home provides well presented accommodation with an open plan kitchen/dining room, a separate reception room and generous double bedrooms.

**Accommodation**

Providing accommodation that briefly comprises, entrance hall with stairs to the first floor, spacious open plan reception / kitchen which is fitted with a good range of modern storage units and drawers with stone work surfaces that have an inset electric hob with extractor above and inset sink, there is an integrated dishwasher, double oven and microwave, space for a washing machine and fridge freezer, the extended living room overlooks and opens onto the rear garden. There are two double bedrooms, loft room and a family bathroom with an enclosed bath, vanity wash basin and W.C.

**Outside**

There is a large garden to the rear of the property that is partly laid to lawn and has a paved patio area, there is a detached garage at the rear of the garden and an additional storage building.

To the front of the property there is a driveway providing off street parking.

**Situation**

Positioned in this popular residential road within easy reach of Hillingdon station with its Metropolitan and Piccadilly line services to London. There are a number of well regarded schools within close proximity. For the motorist the A40/M40 is a short drive away giving access to London and the M25. Uxbridge town centre is nearby with its multiple shopping facilities, restaurants and bars.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

EPC Rating: D

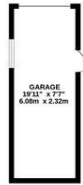
**IMPORTANT NOTICE**

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  
187 sq.ft. (17.2 sq.m.) approx.



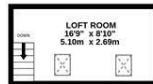
OUTSIDE SPACE  
152 sq.ft. (14.1 sq.m.) approx.



1ST FLOOR  
279 sq.ft. (25.7 sq.m.) approx.



2ND FLOOR  
145 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 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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