



## Beechwood Avenue, Uxbridge, UB8 3LX

- EPC Rating - C
- Ideal For Sharers
- Well Maintained Rear Garden
- Available June 2024
- Close To Hillingdon Hospital & Brunel Uni
- Student Home
- Driveway Parking
- Furnished
- Prime Location
- Close To West Drayton's Elizabeth Line

**£2,100 PCM**



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

E: [uxbridge@cameron.co](mailto:uxbridge@cameron.co)  
T: 01895252000

[www.cameron.co](http://www.cameron.co)

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**

Cameron offer to the market this four bedroom, student sharer house which is located close to Brunel University and Hillingdon Hospital. Offered downstairs, kitchen with white goods, living room, double bedroom, and access to the well maintained rear garden. Upstairs offers three further bedrooms (two doubles and one single) and bathroom which includes a shower over bath. To the front is driveway parking which can hold up to two cars. This property is available to move-in early/mid April and is only suitable for students/professional sharers or a company let which house their own staff. Presented in good order through-out and furnished. Please contact us now and book your viewing today. Available early JUNE 2024.

**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

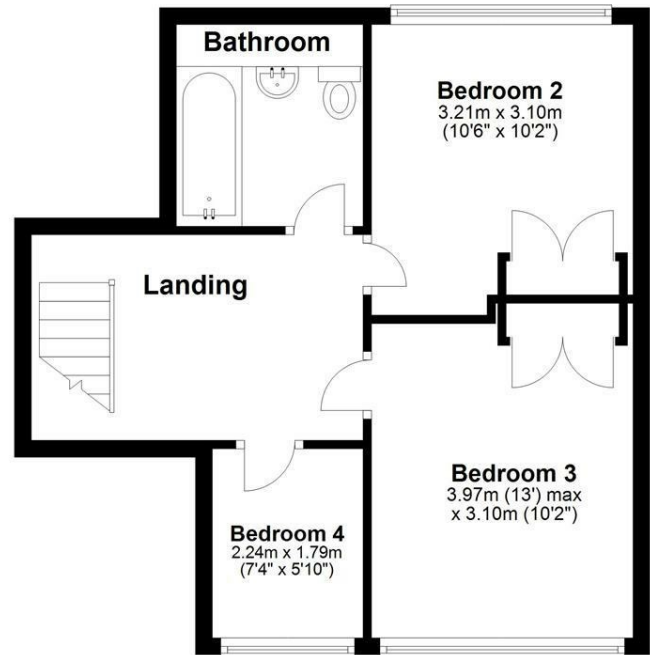
### Ground Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



### First Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



Total area: approx. 80.1 sq. metres (861.9 sq. feet)

# Cameron



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