



## Belmont Close, Uxbridge, UB8 1RF

- Substantial detached family home
- Set on a large plot
- Three large double bedrooms
- Moments from the town centre
- Prime North Uxbridge location
- No upper chain
- Contact Cameron for further information
- Close to well regarded schools

**Offers In Excess Of £950,000**



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**

An outstanding opportunity to secure a property that offers tremendous potential in this prime location.

**Accommodation**

Providing accommodation that briefly comprises, entrance hall, two large reception rooms, fitted kitchen, utility room and ground floor WC.

To the first floor there are three large double bedrooms and the family bathroom.

**Outside**

There is a substantial mature rear garden with a variety of shrubs and trees, a large area of lawn and a paved patio area, to the front there is an area of garden and a paved driveway that provides off street parking.

**Situation**

Located in this well regarded location within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Uxbridge station providing Metropolitan and Piccadilly line services to London. For the motorist the A40 / M40 is a short drive away giving access to London and the M25. Well regarded schools such as Vyners secondary school and Hermitage primary school are in close proximity and the facilities of Hillingdon sports and leisure centre are a short walk away.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

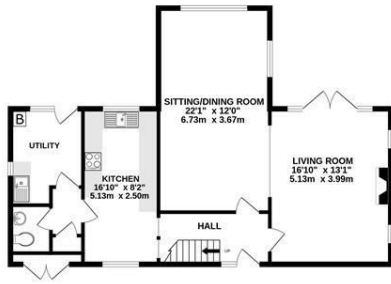
Council Tax Band: G

EPC Rating: tbc

**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

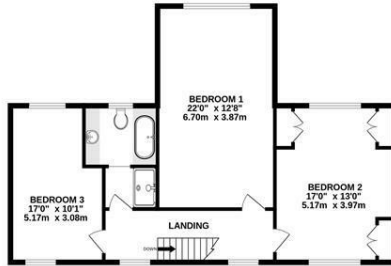
GROUND FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



OUTBUILDING  
137 sq.ft. (12.6 sq.m.) approx.



1ST FLOOR  
943 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA: 1800 sq.ft. (167.2 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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