



## Daleham Drive, Hillingdon, Uxbridge, UB8 3HP

- Semi detached chalet bungalow
- Off street parking
- Attractive rear garden
- Three double bedrooms
- Versatile accommodation
- No upper chain
- Cul-de-sac location

**Asking Price £525,000**



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**Description**

Offering an opportunity to unlock the full potential of this well maintained home that is set in a secluded position being offered for sale with the benefit of having no upper chain.

**Accommodation**

Providing accommodation that briefly comprises, entrance hall, spacious living/dining room that overlooks and opens onto the rear garden, the kitchen is fitted with a range of storage units and drawers, there are ample work surfaces a stainless steel sink and space for appliances, windows overlook the rear garden and a door gives access to the side of the property, the main bedroom is a generous size double room with a front aspect window, bedroom two has built in storage and wardrobes and a side aspect window, the shower room has a walk in shower, vanity wash basin, WC, a side aspect window and a feature circular window to the front. To the first floor there is a further generous double room with eaves storage and a rear aspect window overlooking the garden, there is a separate walk in wardrobe.

**Outside**

There is an attractive rear garden stocked with a variety of mature shrubs and trees, there is a shared driveway and off street parking to the front of the property.

**Situation**

conveniently located for local shops, well regarded schools and within easy reach of Uxbridge Town Centre with its variety of shops, restaurants, bus links and Metropolitan/Piccadilly train station. Heathrow airport, Stockley Park, Brunel University and the M4 with its links to London and the Home Counties are a short drive away, Hayes and Harlington station is easily accessible providing an Elizabeth Line service.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

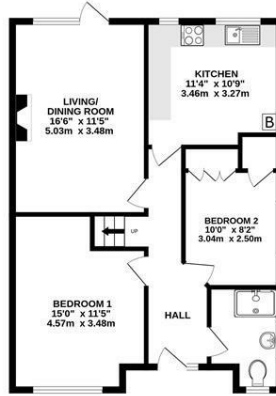
Council Tax Band: D

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  
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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