



## Belmont Close, Uxbridge, UB8 1RF

- Stunning family home
- Luxurious specification
- Ample off street parking
- Outstanding kitchen/family room
- Utility room
- Five/six bedrooms
- Prime location
- 3430sqft of accommodation
- Four bathrooms
- Two further reception rooms

**Offers Over £1,500,000**



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## **Description**

Positioned in a most sought after cul-de-sac this stunning property has been finished to an exceptionally high standard with every detail carefully thought out to optimise all elements of this incredible home.

## **Accommodation**

Providing accommodation that briefly comprises, entrance hall with built in storage and stairs to the first floor, front reception room, play room/bedroom six, ground floor shower room with a walk in shower, vanity wash basin and WC, the utility room is fitted with a range of units and drawers, stone work surfaces have an inset gas hob with extractor over and electric oven below, there is access to the garage/store room and the main kitchen area, the superb open plan kitchen/Dining/Family room with bi-fold doors that overlook and open onto the rear garden, the kitchen is fitted with a superb range of storage units and drawers with integrated appliances and stone work surfaces, there is an instant boiling water tap and the large kitchen island incorporating a breakfast bar that provides additional storage and integrated wine cooler, underfloor heating runs throughout the ground floor.

To the first floor there are four double bedrooms all with built in wardrobes, there is a fully tiled shower room with a walk in shower, vanity wash basin, WC and feature window, there is also a family bathroom with an enclosed bath with shower over, vanity wash basin and WC, rear aspect window and bespoke cabinetry.

To the second floor the principle bedroom is a substantial space with large rear aspect windows, built in wardrobes and eaves storage space, there is an en-suite shower room with an enclosed shower, double vanity wash basin, mirror fronted storage units, WC, bespoke cabinetry and Velux window.

Cat6 cabling runs throughout the property and there are also WiFi boosters installed.

In addition a CCTV security system is hard wired.

## **Outside**

There is a secluded garden to the rear of the property stocked with a variety of mature shrubs and trees, a paved patio area provides ample outdoor entertaining space that leads seamlessly to the impressive kitchen/family room, there is the benefit of an outdoor sink, outdoor power sockets and outdoor lighting.

To the front of the driveway provides ample off street parking, power for electric car charging and gives access to the garage/store room with double doors to the front and to the rear accessing the rear garden.

## **Situation**

Set in this most sought after 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.

A gated residents walkway leads to Uxbridge common from the bottom of the road.

## **Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

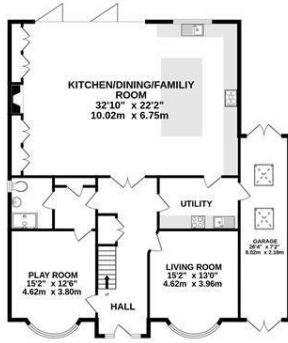
Council Tax Band: G

EPC Rating: tbc

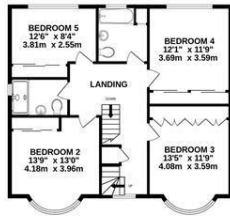
## **IMPORTANT NOTICE**

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  
1625 sq.ft. (151.0 sq.m.) approx.



1ST FLOOR  
882 sq.ft. (82.0 sq.m.) approx.



2ND FLOOR  
922 sq.ft. (85.7 sq.m.) approx.



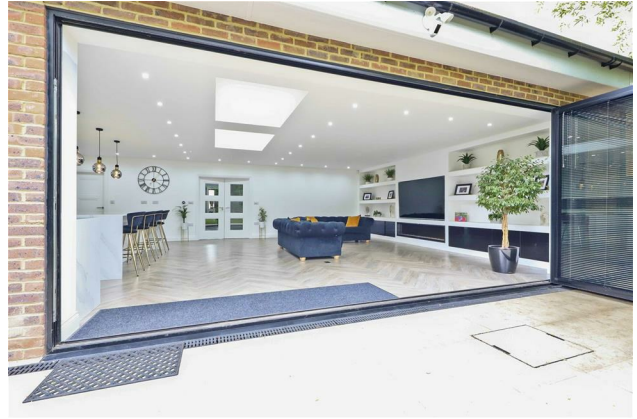
TOTAL FLOOR AREA: 3430 sq.ft. (318.6 sq.m.) approx.

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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