



## Hinton Road, Uxbridge, UB8 2DL

- Semi detached house
- No upper chain
- Moments from the town centre
- Laid out over three levels
- Three double bedrooms
- Off street parking
- Large rear garden
- Uxbridge Station and well regarded schools nearby

**Offers In Excess Of £500,000**



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)

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**Description**

A well presented, three-bedroom, semi-detached house arranged over three floors and located within easy reach of Brunel and Uxbridge Town Centre.

**Accommodation**

Upon entering you are greeted by reception room and separate kitchen which includes integrated appliances and cupboard space. The kitchen provides access to the rear garden. On the first floor are two bedrooms and a separate bathroom suite which includes wc, basin and enclosed bath. On the second floor is the third bedroom which includes integrated wardrobe storage.

**Outside**

Outside the front of the property is driveway space for 1-2 cars. There is also additional parking available on street for visitors and guests. The back of the property has a long lawn garden which is screened with fencing for added privacy.

**Location**

Positioned in the conservation area of Uxbridge, just moments from the town centre with its shopping facilities, restaurants bars and also Uxbridge station with its Metropolitan and Piccadilly line services to the heart of London.

For the motorist the A40 is a short drive away giving access to London and the M25.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

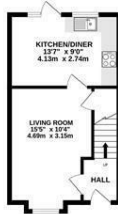
Council Tax Band: D

EPC Rating: C

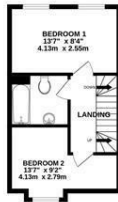
**IMPORTANT NOTICE**

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  
332 sq ft (30.9 sq m) approx.



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



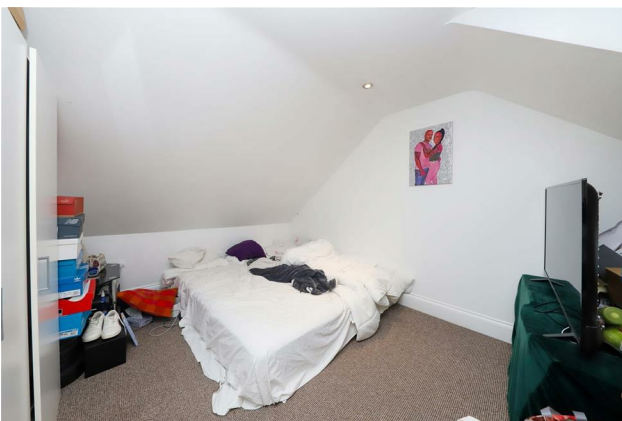
2ND FLOOR  
207 sq ft (19.2 sq m) approx.



TOTAL FLOOR AREA: 840 sq ft (78.1 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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