



## Harefield Road, Uxbridge, UB8 1PN

- Prime North Uxbridge Location
- Unfurnished
- First Floor Shower-room
- Courtyard Garden
- Modern Interiors
- Two Double Bedrooms
- Two Reception Rooms
- Close To Uxbridge Town
- Character Property
- On-Street Parking

**£1,950 PCM**

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**Description**

With freshly presented interiors and well proportioned accommodation this charming home is available for a family to make it their own.

**Accommodation**

Providing accommodation that briefly comprises of, entrance hall, front reception with a double glazed window, the rear reception room has a double glazed door opening to the rear garden, the kitchen that is fitted with a range of white gloss storage units and drawers, integrated electric oven with electric hob above and extractor over, work surfaces with an inset stainless steel sink, partly tiled walls, rear aspect double glazed window overlooking the rear garden, and appliance space for a washing machine and under counter fridge.

To the first floor there are two double bedrooms with the main bedroom having a front aspect double glazed window and bedroom two has a rear aspect double glazed window and built in storage, the shower room that has an enclosed shower cubicle, wash basin and W..C tiled walls and rear aspect double glazed window.

Offered to the market unfurnished, which makes this an ideal family property and ready for tenants to make it their home.

**Outside**

There is a courtyard garden to the rear of the property and a walled garden to the front with on street permit parking available.

**Situation**

Situated just a short walk from Uxbridge town centre with its shopping facilities, restaurants, bars and Metropolitan/Piccadilly line station. For the motorist the A40/M40 is a short drive away giving access to London and the M25. Uxbridge common is just a short walk away, as is Hillingdon Leisure Centre with its state of the art facilities and 50 metre indoor and outdoor swimming pools. There are well regarded schools within close proximity.

**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

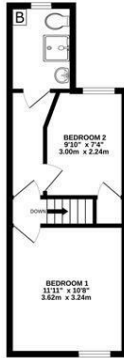
GROUND FLOOR

221 sq ft (20.5 sq m) approx.



1ST FLOOR

395 sq ft (36.3 sq m) approx.



TOTAL FLOOR AREA: 616 sq ft. (57.2 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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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