



## Hardy Mews, Uxbridge, UB8 2GN

- Four bedroom town house
- No upper chain
- Kitchen breakfast room
- Off street parking
- 1329sqft of accommodation
- Close to the town centre
- Three bathrooms
- Integral garage
- Versatile accommodation
- Private rear garden

**Asking Price £550,000**

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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**

With a flexible floorplan this four bedroom home is very well presented and is to be sold with the benefit of having no upper chain.

**Accommodation**

Spread across three levels the accommodation briefly comprises, entrance hall with built in storage and ground floor WC, access to the integral garage, the impressive kitchen/dining room overlooks and opens onto the rear garden.

To the first floor there are two bedrooms, the family bathroom and living room.

To the second floor there are two large double en-suite bedrooms.

**Outside**

A private driveway provides off street parking and leads to the integral garage with up and over door, power and lighting.

There is a secluded low maintenance rear garden.

**Situation**

Hardy Mews is a pleasant secluded location within close proximity of Uxbridge High Street that offers an array of highly regarded restaurants, cafes and bars as well as Intu and The Pavilions shopping centres. Uxbridge Tube Station with its Metropolitan and Piccadilly Line services, along with Uxbridge Bus Station are in the heart of the town centre.

There are also fantastic sports facilities all within easy reach, such as Hillingdon Golf and Cricket Club, Court Park with its tennis courts and bowls club and Uxbridge sports and leisure complex with Olympic outdoor swimming pool.

Heathrow Airport, Stockley Park, Hillingdon Hospital and Brunel University are all within easy reach, along with the A40, M40 and M25.

**Terms and notification of sale.**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

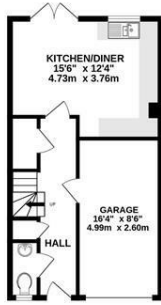
Council Tax Band: E

Current 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  
443 sq ft. (41.2 sq.m.) approx.



1ST FLOOR  
442 sq ft. (41.1 sq.m.) approx.



2ND FLOOR  
444 sq ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1329 sq ft. (123.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metroplex C3024

# Cameron



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