



## Bullrush Grove, Uxbridge, UB8 2JW

- Detached house
- Garage and driveway
- Sought after cul-de-sac
- Attractive rear garden
- Three bedrooms
- Well presented throughout
- Open plan living space
- Complete upper chain

**Offers Over £565,000**



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**Description**

This modern detached home is positioned in a well located cul-de-sac, offering freshly presented interiors, an attractive garden and a garage.

**Accommodation**

Providing accommodation that briefly comprises, entrance hall with stairs to the first floor and ground floor WC, the living room has a front aspect double glazed window and under stairs storage, the living space flows into the kitchen dining room that overlooks and opens onto the rear garden, with the kitchen being fitted with a range of storage units and drawers that have space for appliances, ample work surfaces have an inset stainless steel sink and inset gas hob with electric oven below and extractor hood above.

To the first floor there are three bedrooms and the family bathroom.

**Outside**

There is an attractive garden to the rear of the property with flower and shrub borders a paved patio area and timber Summerhouse, there is access to the side of the property and access to the garage.

To the front there is an area of lawned garden and a driveway providing off street parking and leading to the garage with up and over door, power and lighting.

**Situation**

Positioned within close proximity of Uxbridge town centre with its selection of shops, restaurants, bars and Piccadilly/Metropolitan line train station a number of local amenities including Hillingdon Hospital, Brunel University and Stockley business park. There are a number of transport links close by creating easy access to Heathrow Airport, the M4 and M25.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

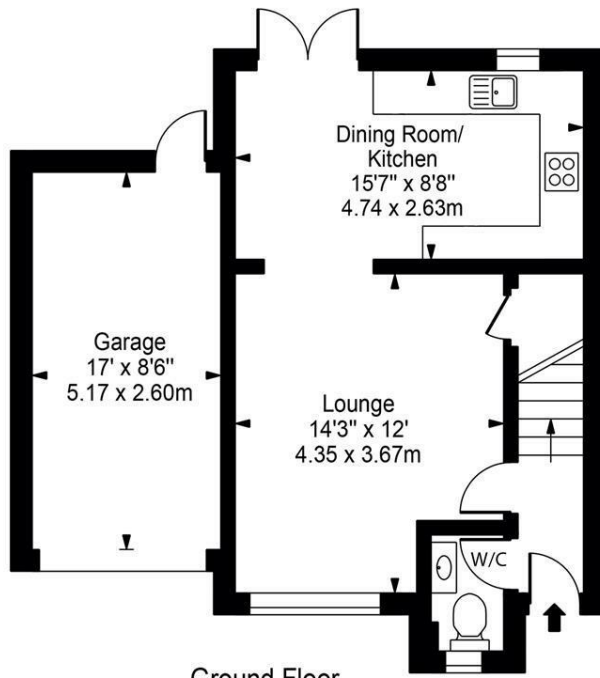
Council Tax Band: E

EPC Rating: C

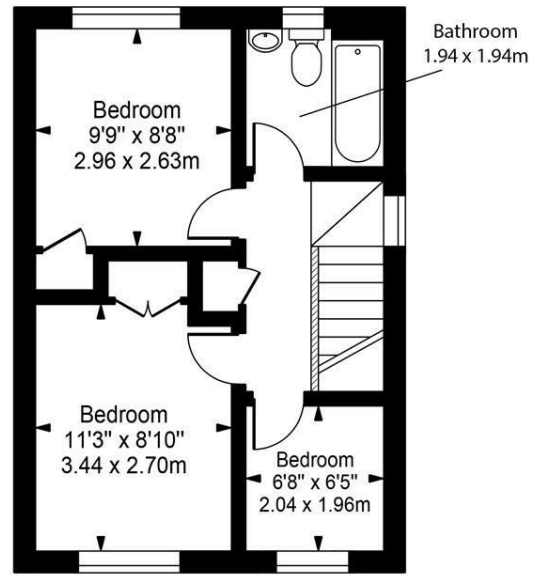
**IMPORTANT NOTICE**

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

Approx. Gross Internal Area 752 Sq Ft - 69.88 Sq M  
(Excluding Garage)  
Approx. Gross Internal Area Of Garage 145 Sq Ft - 13.44 Sq M



Ground Floor



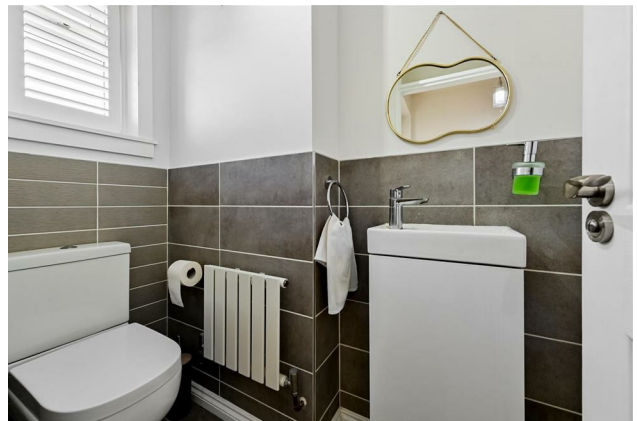
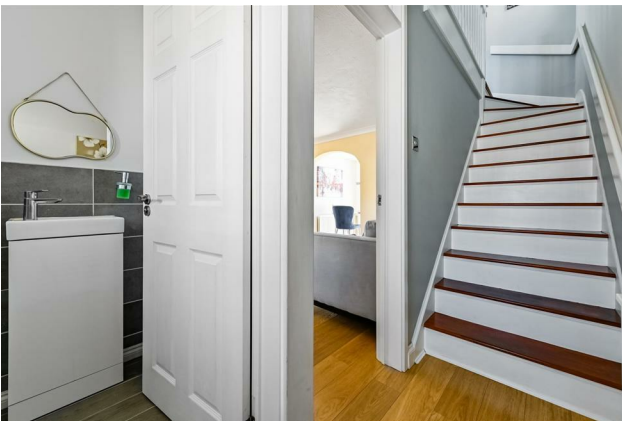
First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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