



Dean Close, Hillingdon, Uxbridge, UB10 9LB

- Attractive detached house
- Prime location
- Set in a large plot
- Detached garage
- Large kitchen
- Four well proportioned bedrooms
- No upper chain
- Ample off street parking
- Two reception rooms
- Utility room and cloakroom

Asking Price £875,000

Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

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

An outstanding four bedroom detached family home positioned in this prime location offering substantial accommodation with stunning gardens ample off street parking and a detached garage

Accommodation

Providing accommodation that briefly comprises, large entrance hall with parquet flooring and double doors to the garden, the living room is a spacious room that overlooks the rear garden and has a feature fireplace and parquet flooring, double doors open into the dining room, the kitchen is fitted with a range of storage units and drawers with space for appliances and a built in electric oven, there are ample work surfaces with an inset sink and an inset gas hob with extractor over, there is access to the utility room with built in storage, space for appliances and a door to the front garden, there is also a ground floor WC.

To the first floor the landing has built in storage and has access to the loft space, there are four very well proportioned bedrooms two of which have built in wardrobes, and the family bathroom.

Outside

There is a substantial garden to the rear of the property that has a large expanse of lawn, mature shrubs and trees and a paved patio area.

To the front of the property here is an attractive garden with a variety of shrubs and trees, a paved driveway provides off street parking for several cars and leads to the detached garage.

Situation

Set in this well regarded cul-de-sac in North Hillingdon being in close proximity of Uxbridge town centre with its vibrant array of shops, restaurants and bars. Uxbridge station provides Piccadilly and Metropolitan line services to Central London. For the motorist the A40 is just a short drive away giving access to London and the M25. Well regarded schools are in close proximity, as well as recreational facilities such as Hillingdon Golf and Cricket Club, Court Park and Hillingdon sports and leisure centre.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: F

EPC Rating: C

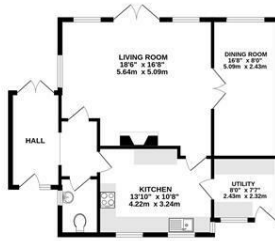
IMPORTANT NOTICE

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

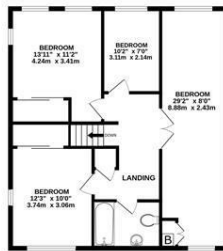
1st FLOOR
100 sq. ft. (9.3 sq. m.) approx.



2nd FLOOR
100 sq. ft. (9.3 sq. m.) approx.



3rd FLOOR
100 sq. ft. (9.3 sq. m.) approx.



TOTAL FLOOR AREA: 1633 sq. ft. (151.7 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.
Made with Metropix C2024

Cameron



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.