



Culvert Lane, Uxbridge, UB8 2XB

- Detached Character Home
- Large reception room
- Kitchen Breakfast Room
- Two bathrooms
- Off street parking
- Versatile accommodation
- Three bedrooms
- Tranquil canal side position
- Ground floor WC
- No upper chain

Asking Price £699,500

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

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co



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

A beautifully presented 3 bedroom detached character property overlooking the Grand Union Canal, benefitting from a gated driveway offering ample off street parking and a private garden.

Accommodation

The accommodation on offer briefly comprises, a spacious reception hall, large open plan living room, separate kitchen/dining room fitted with a range of storage units and drawers and integrated appliances, ample work surfaces incorporate a breakfast bar and double doors open onto the garden, there is also a separate utility room, ground floor WC and third bedroom which is currently used as a cinema room.

To the first floor there are two further double bedrooms with the main bedroom having the benefit of an en-suite shower room, there is also the family bathroom with an enclosed bath and shower over, wash basin and WC.

Outside

There is an enclosed secluded rear garden and gated off street parking.

Situation

Positioned in this idyllic location overlooking the Grand Union Canal, within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Metropolitan and Piccadilly line station. For the motorist the A40/M40 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

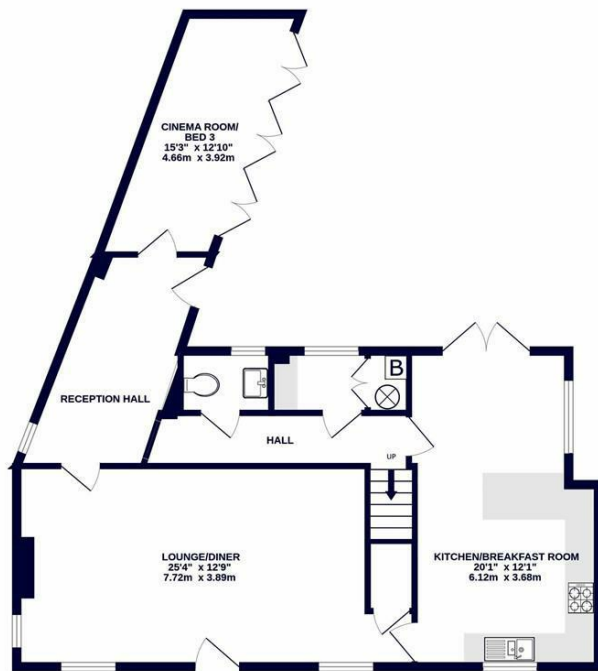
Council Tax Band: E

Current EPC Rating: E

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
867 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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