



## Culvert Lane, Uxbridge, UB8 2XB

- Stunning 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
- Stunning Garden

**£3,500 PCM**



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

E: [uxbridge@cameron.co](mailto:uxbridge@cameron.co)  
T: 01895252000

[www.cameron.co](http://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.

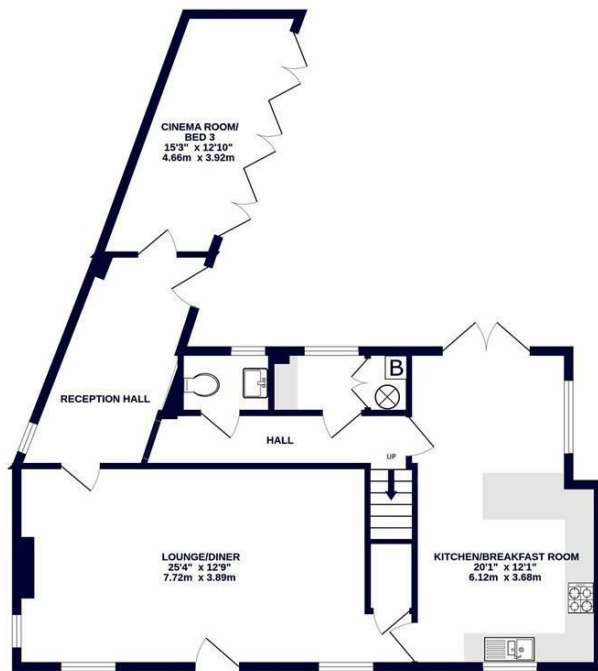
**Description**

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.. The property comprises a bright and expansive open-plan reception room, a contemporary kitchen-diner with integrated appliances, three double bedrooms (including a master with en-suite), a modern family bathroom with separate shower, and a convenient ground floor WC. Further advantages include a private rear garden perfect for entertaining and off-street parking. The home is within walking distance of Uxbridge Station (Metropolitan & Piccadilly lines), excellent local schools, and an array of shopping, dining and leisure amenities. Perfect for families or professional tenants seeking quality, comfort and convenience in a picturesque setting. Available for June, furnished – early viewing highly recommended.

**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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