



The Avenue, Cowley, Uxbridge, UB8 3AD

- Detached house
- No upper chain
- Integral garage
- Open plan reception room
- En-suite shower room to primary bedroom
- Three double bedrooms
- Ample off street parking
- Potential to extend to the side
- Modern family bathroom
- Set in a private road

Asking Price £665,000

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

Offered to the market with no upper chain, this attractive detached residence provides well-proportioned accommodation, perfectly suited for family living. Nestled in a peaceful location, the property features three double bedrooms, two bathrooms, a spacious open-plan reception room, a well-equipped fitted kitchen, ground floor WC, and an integral garage.

Accommodation

Entrance lobby with a convenient ground floor WC, generously sized open-plan living room featuring a front aspect double-glazed window, wooden flooring, and double-glazed doors opening onto the rear garden, the inner hallway with stairs leading to the first floor and useful under-stairs storage, the kitchen overlooks and opens to the rear garden, fitted with a range of storage units and drawers. There is ample work surface space with an inset stainless steel sink, gas hob with electric oven beneath, and extractor hood above. Space is also provided for appliances.

To the first floor there are three well proportioned bedrooms with the primary bedroom having built in wardrobes and an en-suite shower room, the modern family bathroom is fitted with an enclosed bath with shower over, vanity wash basin and WC.

Outside

The property benefits from a private enclosed rear garden, featuring a paved patio area, mature shrubs and trees, and a generous lawn – ideal for outdoor entertaining and family use. To the side of the property, there is potential to extend (subject to the necessary planning permissions). At the front, a hardstanding driveway offers ample off-street parking, and the integral garage is equipped with an 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

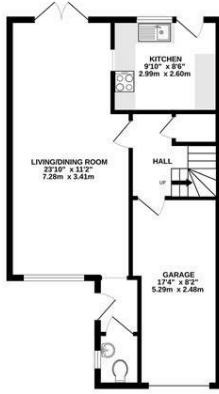
Council Tax Band: F

EPC Rating: D

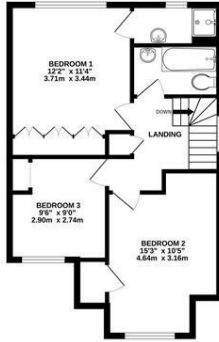
IMPORTANT NOTICE

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
573 sq ft (53.2 sq.m.) approx.



1ST FLOOR
532 sq ft (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq ft (102.6 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 C5025

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.