



Harefield Road, Uxbridge, UB8 1PW

- Stunning period home
- Three bedrooms
- Open plan kitchen/dining room
- Modern four piece bathroom
- Off street parking
- Prime location
- Stylish interiors
- Separate reception room
- Attractive rear garden
- Close to Uxbridge Common

Asking Price £600,000

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

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co



Description

Retaining many original period features this well-proportioned property offers freshly presented light filled living space finished to a very high standard throughout.

Accommodation

Providing accommodation that briefly comprises, entrance hall with stairs to the first floor and under stairs storage, the front reception room has a large front aspect double glazed bay window, built in storage and shelving and a fire place with log burner, the open plan kitchen dining room with fitted with a range of storage units and drawers, ample work surfaces, butler sink and space for appliances, tiled flooring runs throughout the room, there is an original cast iron fireplace and double glazed double doors overlook and open onto the rear garden.

To the first floor the landing provides access to the loft space and all first floor rooms, bedroom one is a spacious double room with a front aspect bay window and an original cast iron fireplace, bedroom 2 is also a spacious double room which overlooks the rear garden and has built in storage and an original cast iron fireplace, bedroom three is a single room with far reaching views to the front, the bathroom is fitted with an enclosed bath, separate shower cubicle, vanity wash basin, WC and partly tiled walls and tiled floor.

Outside

There is a very attractive and well maintained garden to the rear of the property that has a covered decked area, creating an ideal outdoor seating area, there is a variety of shrubs and trees throughout the garden which has paved and shingle areas, there is pedestrian access at the rear of the garden that leads to Gravel Hill.

To the front of the property there is a private block paved driveway providing off street parking for two cars.

Situation

Positioned in this well regarded location moments from Uxbridge Common and within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Uxbridge station which provides Metropolitan and Piccadilly line services to London. For the motorist the A40 / M40 is a short drive away giving access to London and the M25. Well regarded primary and secondary schools are within close proximity.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

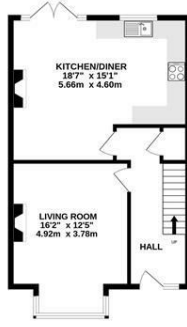
Council Tax Band: E

EPC Rating: C

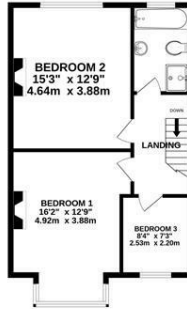
IMPORTANT NOTICE

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

GROUND FLOOR
538 sq ft. (49.8 sq.m.) approx.



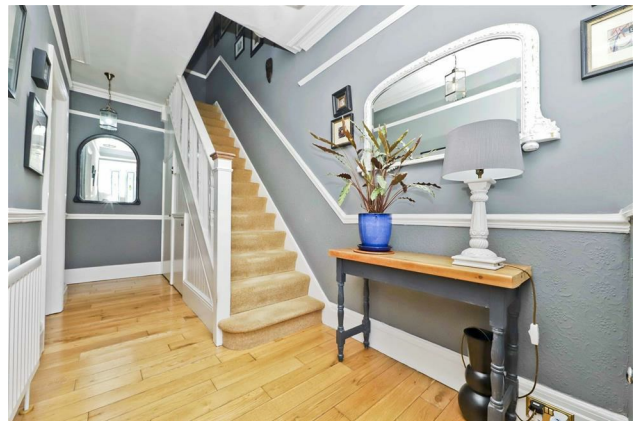
1ST FLOOR
544 sq ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq ft. (100.3 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.
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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.