



Frays Way, Uxbridge, UB8 2RJ

- Spacious three bedroom home
- Double garage
- Modern shower room
- Ground floor WC
- Generous garden with rear access
- No upper chain
- Extended kitchen/dining room
- Private rear garden
- Moments from the town centre and Uxbridge station
- Overlooking Rockingham Recreation Ground

Asking Price £525,000

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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.

Description

This well-proportioned three-bedroom family home offers excellent potential and benefits from the added advantage of no onward chain.

Accommodation

The accommodation briefly comprises of an entrance hall with stairs leading to the first floor. The spacious, open-plan reception room features built-in storage, a charming fireplace, and a front-facing double-glazed window. The extended kitchen/dining area is fitted with a variety of storage units and drawers, a built-in electric oven, space for a washing machine, and ample work surfaces, including a breakfast bar with an inset gas hob with extractor over. There is a utility cupboard, a ground floor WC, and a rear-facing double-glazed window, along with a double-glazed door leading to the garden, complete this level.

On the first floor, the landing provides access to the loft space. The generous main bedroom includes built-in wardrobes and a front-facing double-glazed window offering views over Rockingham Recreation Ground. Bedroom two is also a spacious double with built-in storage and a rear-facing double-glazed window overlooking the garden. Bedroom three is a good-sized single with a rear-facing double-glazed window. The modern, fully tiled shower room includes a walk-in shower, wash basin, WC, and a front-facing double-glazed window.

Providing accommodation that briefly comprises of, entrance hall with stairs to the first floor, the spacious open plan reception room has built in storage a feature fireplace and front aspect double glazed window, the extended kitchen/dining room is fitted with a range of storage units and drawers, built in electric oven, space for washing machine, ample work surfaces incorporate a breakfast bar, there is a utility cupboard, ground floor WC rear aspect double glazed window and double glazed door to the garden. To the first floor the landing has access to the loft space, the main bedroom is a spacious double room and has built in wardrobes and a front aspect double glazed window with views over Rockingham Recreation Ground, bedroom two is also a spacious double room with built in storage and a rear aspect double glazed window overlooking the rear garden, bedroom three is a good size single room with a rear aspect double glazed window overlooking the rear garden, there is a modern fully tiled shower room with a walk in shower, wash basin WC and a front aspect double glazed window.

Outside

There is an attractive low maintenance rear garden with a paved patio and pathway, there is a double garage at the bottom of the garden with access from a rear service road
To the front there is an area of garden that has the potential to create off street parking.

Situation

Conveniently located just a short walk to the town centre with its multiple shopping facilities, restaurants, bars and Uxbridge station with its Metropolitan and Piccadilly line services to central London. For the motorist the A40 is easily accessible providing access to London and the M25

Terms and notification of sale

Tenure: Freehold

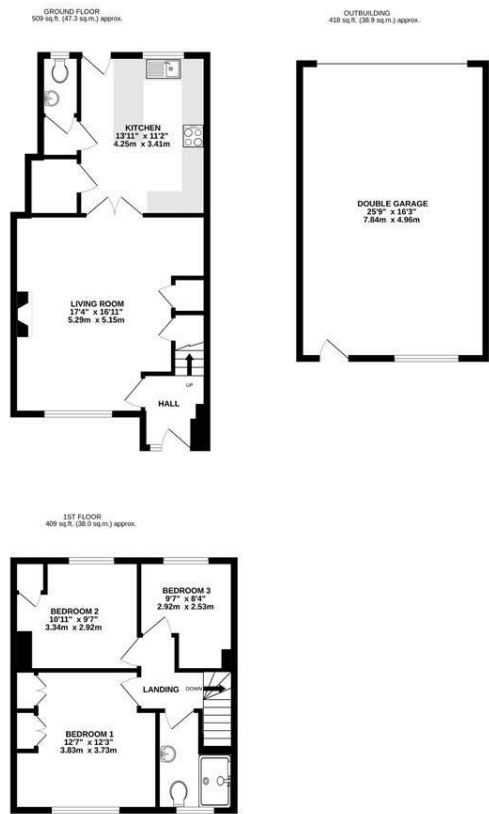
Local Authority: London Borough of Hillingdon

Council Tax Band: D

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



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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