

Barrington Drive

Uxbridge • • UB9 6RJ
Asking Price: £700,000



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A three bedroom detached residence located on Barrington Drive, which is a quiet tree lined residential road where properties rarely comes to the market. The property benefits from a garage own drive, ensuite to the master bedroom and no onward chain.

THREE BEDROOM

DETACHED

GARAGE

ENSUITE TO MASTER BEDROOM

NO CHAIN

TWO RECEPTION ROOMS

KITCHEN

DOWNSTAIRS WC

SOUGHT AFTER LOCATION

1171 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





LOCATION

Barrington Drive boasts a beautiful position that conveniently adjoins onto woodland with access to 'Belfy Open Spaces. Enjoy amazing views, beautiful walks and breathtaking scenery. Denham aerodrome is only a short drive whilst the commuter is well catered for with the Metropolitan line station at both Northwood and Rickmansworth. There is also the Chiltern line at Denham and bus routes towards Uxbridge, Ruislip and Rickmansworth. For the motorist it is only a few minutes drive to the A/M40 offering connections to London and the home counties. For the family there is an excellent selection of both state and private schools nearby some of which to include are Chesham Grammar and St Clement Danes School .

DESCRIPTION

A well presented three bedroom detached residence set over two floors. To the ground floor, a spacious hallway which leads to all ground floor rooms, to the front is the fitted kitchen with a range of eye and low level units. To the rear is the extended living room, which spans across the back of the house, with views across the garden, the dining room has been extend offer additional space. Completing the ground floor is the WC and Multiple storage cupboards. To the first floor, the spacious master bedroom has the benefits of built in wardrobes and the ensuite shower room. There are two further bedrooms the larger again benefiting from built in wardrobes, there is also the family bathroom off the landing.

OUTSIDE

The front of the property boasts plenty of space for off street parking as well as laid lawn with shrubbery. The rear garden is mostly laid to lawn and beautifully presented with trees and flowers throughout the borders.





Schools:

Harefield Infant & Junior School (0.5 miles)
The Harefield Academy (0.9 miles)
Maple Cross Junior Mixed Infant & Nursery School (1.14 miles)



Train:

Denham (1.9 miles)
Denham Golf Club (2.1 miles)
Rickmansworth (2.5 miles)



Car:

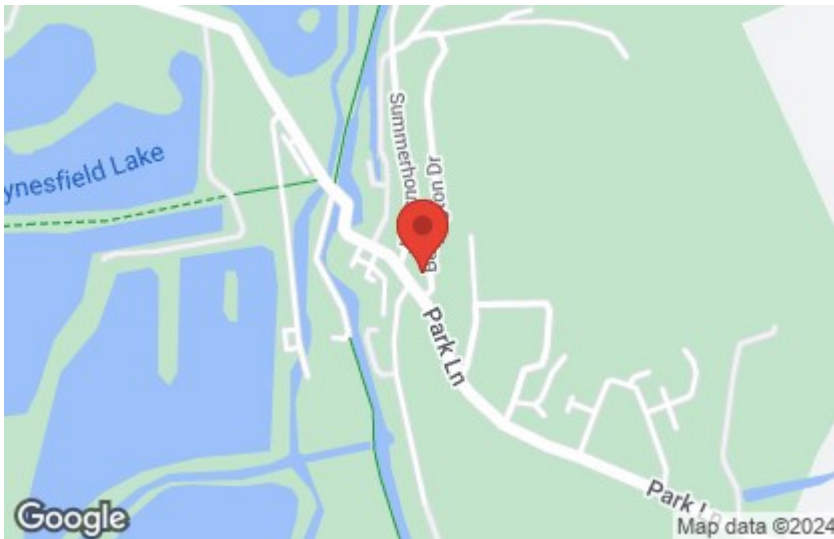
M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
148 sq.ft. (13.7 sq.m.) approx.



GARAGE
18'2" x 8'2"
5.54m x 2.48m

GROUND FLOOR
573 sq.ft. (52.9 sq.m.) approx.



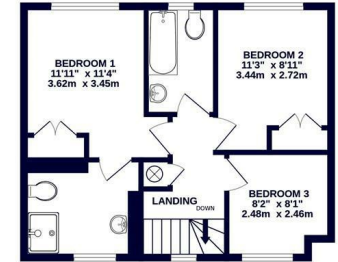
DINING ROOM
11'2" x 9'7"
3.41m x 2.92m

LIVING ROOM
24'1" x 10'11"
7.35m x 3.34m

KITCHEN
11'4" x 10'0"
3.46m x 3.06m

HALL

1ST FLOOR
451 sq.ft. (41.8 sq.m.) approx.



BEDROOM 1
11'11" x 11'4"
3.62m x 3.45m

BEDROOM 2
11'3" x 8'11"
3.44m x 2.72m

BEDROOM 3
8'2" x 8'1"
2.48m x 2.46m

LANDING

TOTAL FLOOR AREA: 1171 sq.ft. (108.8 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Least energy efficient - higher running costs	F		
Very least energy efficient - highest running costs	G		

England & Wales
EPC Standard 2022/01/18

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.