

# Saxon Close

Uxbridge • Middlesex • UB8 3RW

Offers In Excess Of: £575,000



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# Saxon Close

**Uxbridge • Middlesex • UB8 3RW**

A three bedroom semi detached house situated on Saxon Close, a quiet residential cul de sac close to Hillingdon hospital, just a short walk from Bishopshalt senior school and Brunel University. The ground floor of the property comprises 23ft main reception room, 10ft second reception room and 17ft kitchen/breakfast room. The first floor features the 11ft main bedroom, 11ft second bedroom, 7ft third bedroom and family bathroom. Outside there is on street parking, private rear garden and access to the 16ft garage and 16ft playroom/office.

Three bedroom house

Semi-detached

Sought after location

Cul-de-sac

Potential to extend (S.T.P)

23ft main reception room

17ft kitchen/breakfast room

11ft main bedroom with fitted wardrobes

16ft garage

Private rear garden

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.







### Property

A three bedroom semi-detached house that has been offered to the market with generously proportioned sized rooms throughout, the potential to extend further subject to the usual planning consents, and well maintained by the current owners. The property comprises spacious entrance hall with doors leading to the 23ft main reception room, 10ft second reception room and 17ft kitchen/breakfast room. To the first floor, you will find the 11ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes, 7ft third bedroom and family bathroom.

### Location

Saxon Close is a quiet residential cul de sac close to Hillingdon hospital, just a short walk from Bishopshalt senior school and Brunel University. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town center with its multitude of shops, restaurants, bars, and Piccadilly/Metropolitan line train station.

### Outside

The property offers permitted parking but with the potential to create off street parking. The private rear garden is mainly laid to lawn along with a patio area stretched at the rear of the house creating great space for outdoor enjoyment. You can access the 16ft garage and 16ft playroom/office via the garden.



### Schools:

Meadow High School 0.1 miles  
Moorcroft School 0.4 miles  
Bishopshalt School 0.5 miles



### Train:

West Drayton Station 1.1 miles  
Uxbridge Station 1.5 miles  
Iver Station 2.1 miles



### Car:

M4, A40, M25, M40



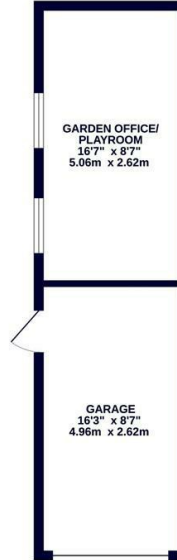
### Council Tax Band:

E

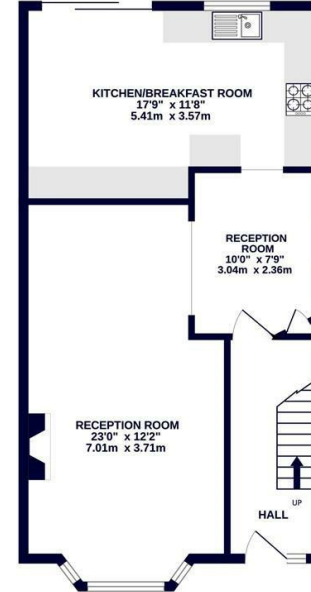
(Distances are straight line measurements from centre of postcode)



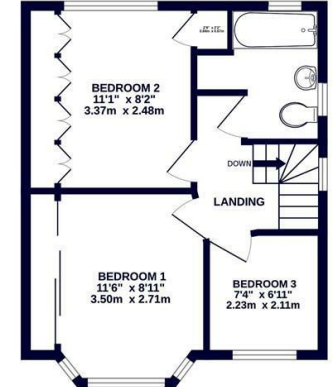
OUTBUILDING  
282 sq ft. (26.2 sq.m.) approx.



GROUND FLOOR  
593 sq ft. (55.3 sq.m.) approx.



1ST FLOOR  
381 sq ft. (35.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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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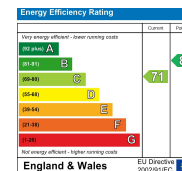
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