

SNELLERS

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Uxbridge Road, TW12

£900,000

Backing directly onto the Longford River with the Lady Eleanor Holles School acres of green space beyond is this well presented semi-detached family home offering approximately 1,650 sq ft of adaptable and versatile accommodation over three floors. No forward chain.



The ground floor accommodation consists of an entrance hall with a storage cupboard and staircase leading to the first floor landing, a spectacular L-shaped reception room incorporating distinct living and dining areas with a feature fireplace and twin French doors leading to rear garden, a fitted kitchen and a separate cloakroom.

The first floor accommodation consists of a landing, a principal double bedroom with twin French doors leading to a west facing balcony with a separate dressing room and an ensuite bathroom, a second double bedroom with a paddle staircase leading to a mezzanine floor, a single bedroom with a paddle staircase leading to a mezzanine floor and a separate family shower room.

Outside to the front is a small garden with hardstanding providing off street parking for two vehicles, a gate provides side access leading to the rear. Backing directly onto the Longford River to the rear is a west facing garden which is mostly laid to lawn with shrub borders, rest laid to patio.

The property is nestled behind Uxbridge Road and is ideally located for an array of highly desirable boutique shops, coffee shops and popular bars and restaurants. Fulwell train station, some of the borough's most sought after independent schools and Bushy Park, famed for its mix of waterways, gardens, and roaming herds of red and fallow deer, are all close by.

- Three Bedrooms • Spacious Reception Room • Fitted Kitchen •
- Bathroom & Shower Room • Parking • West Facing Rear Garden •



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Total area (approx.): 152.5 sq. m (1641.5 sq. ft)
(Including Mezzanine)
Balcony : 6.2 sq. m (66.7 sq. ft)

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