

SNELLERS

ESTATE AGENTS



Uxbridge Road, TW12

£1,150,000

A beautifully presented detached 1920's family home offering approximately 1,300 sq ft of stylish accommodation over two floors. Benefitting from a wealth of original period features the property still offers the scope, subject to planning permission, to extend to the rear at ground floor level and into the loft space.



The ground floor accommodation consists of an entrance porch, a large entrance hall with a cloakroom and staircase leading to the first floor landing, a bay fronted reception room with a feature fireplace, a second bay fronted reception room with a feature fireplace and French doors leading to rear garden and an extended L-shaped fitted kitchen/dining room with a part glazed door leading to the rear garden.

The first floor accommodation consists of a landing, a bay fronted principal double bedroom, a second double bedroom with a feature fireplace, a large single bedroom and a modern four piece family bathroom.

Outside to the front is a walled garden which is mostly laid to block brick hardstanding and gravel providing off street parking for a number of vehicles leading to an attached single garage, rest laid to shrub displays, a gate provides side access leading to the rear. To the rear is a large west facing garden which is mostly laid to lawn with established flower and shrub borders and displays, rest laid to patio and wooden decking with a 211 sq ft garden room with a separate wc.

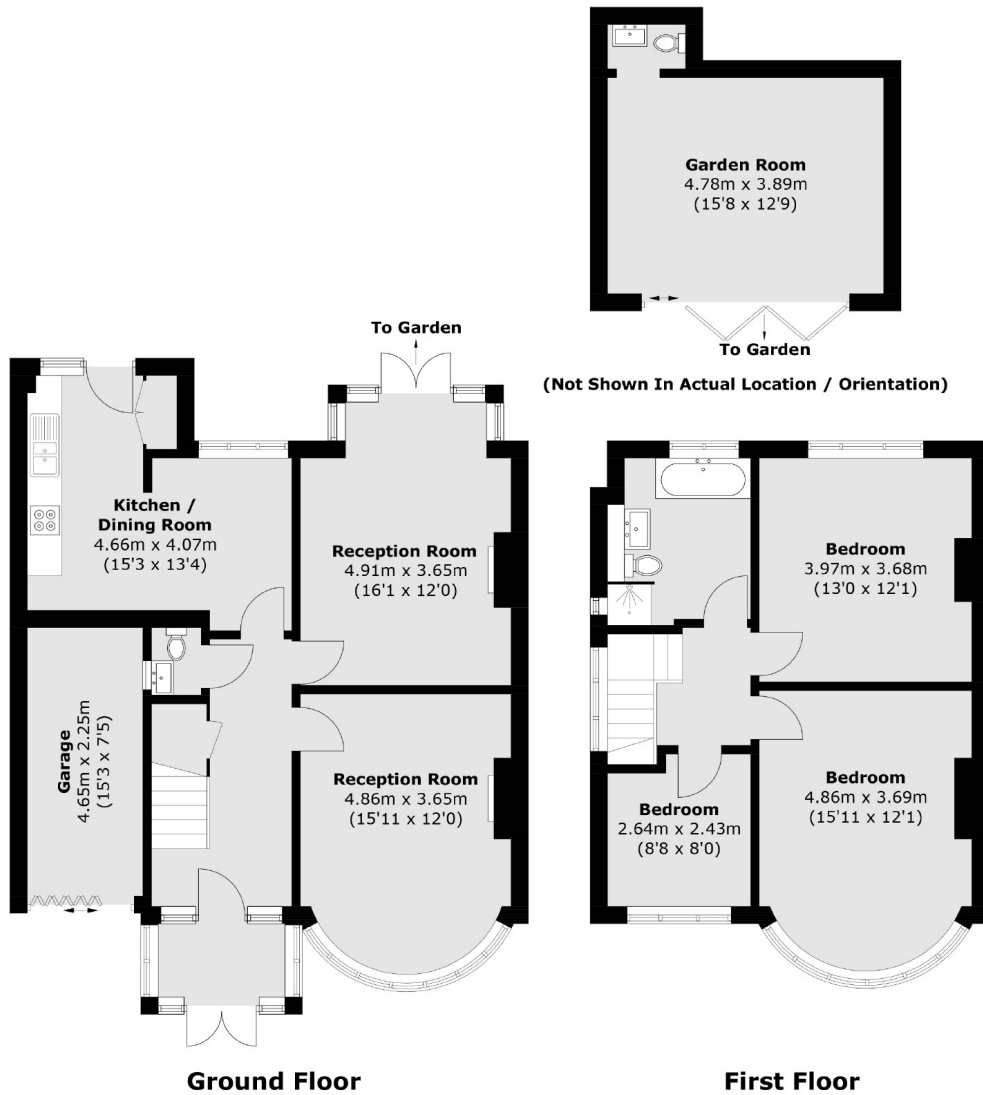
Situated on a popular residential road, Uxbridge Road is ideally located for the highly regarded independent Lady Eleanor Holles School and Hampton School. Royal Bushy Park, Hampton Open Air Swimming Pool and the wider amenities of Hampton Hill High Street are all close by.

- Three Bedrooms • Two Reception Rooms • Kitchen/Dining Room •
- Bathroom & Cloakroom • Garage & Parking • West Facing Garden •



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Total area (approx.): 118.5 sq. m (1,274.4 sq. ft)
Garage area (approx.): 9.6 sq. m (103.3 sq. ft)
Garden Room area (approx.): 19.6 sq. m (211.0 sq. ft)

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