



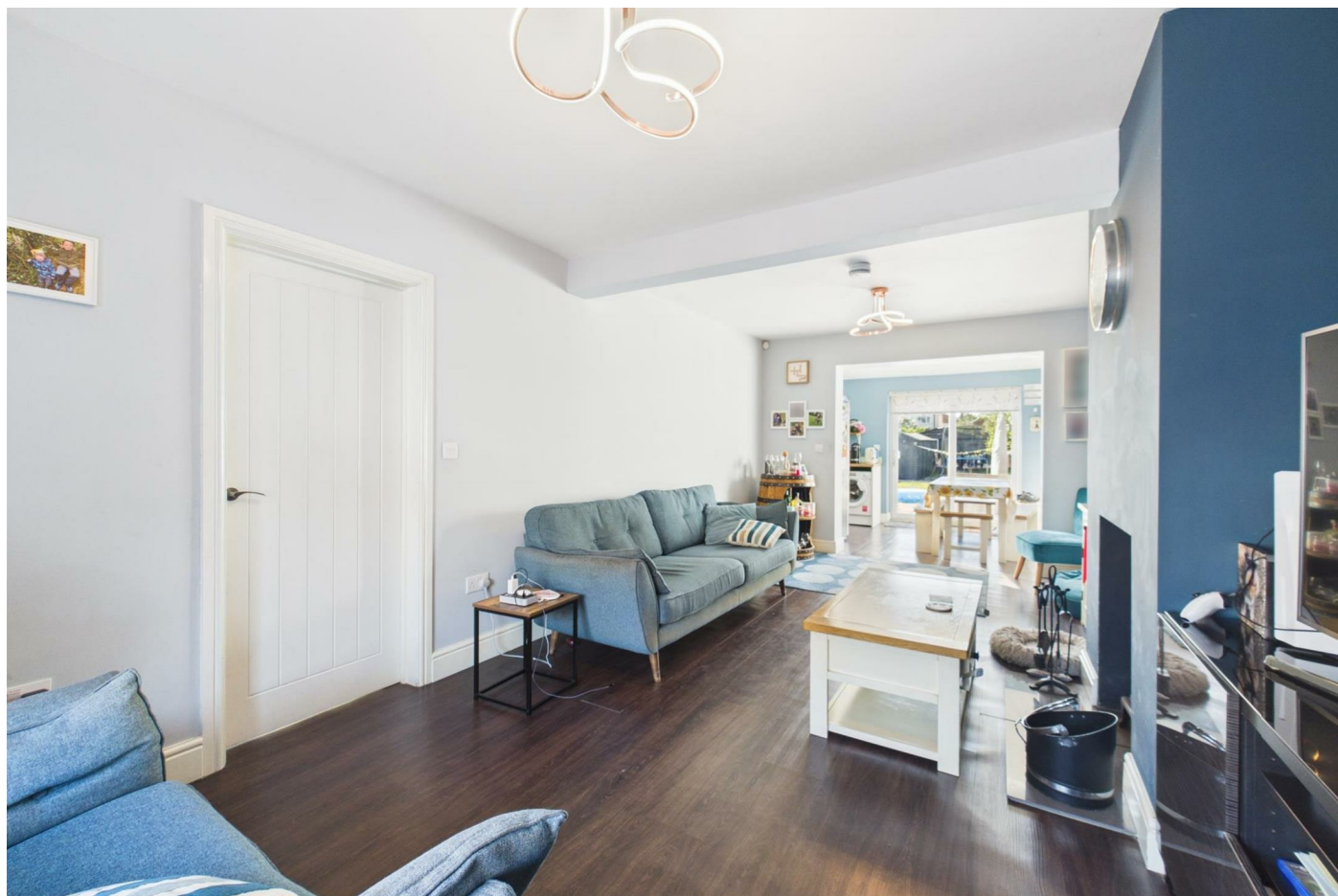
Berkeley Road, Uxbridge, UB10 9DY  
£600,000





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A fantastic opportunity has arisen to purchase this FOUR bedroom family home in a prime position. This well presented end of terrace property briefly comprises: Spacious through lounge, kitchen/breakfast room and modern bathroom suite. The property benefits include: En suite to Master bedroom, double glazing, gas central heating, good size rear garden, outbuilding and off street parking. Located in the ever popular Oak Farm area this beautiful home is within walking distance to local amenities and transport links which can take you to and from Hillingdon station (Metropolitan/Piccadilly) You are also within great proximity of local primary and secondary schools including St.Bernadettes, Oak Farm and Ryefield. Uxbridge town centre with its wide range of shopping facilities is also just a short drive away. For the motorist, the A40/M40/M25 are within striking distance.



## ENTRANCE HALL

Front aspect door, radiator, understairs cupboard housing meters, stairs to first floor landing, side aspect double glazed window, door to:

## THROUGH LOUNGE

Front aspect double glazed bay window, log burner, radiator, through to:

## KITCHEN/BREAKFAST ROOM

Rear aspect double glazed sliding doors to rear garden, rear aspect double glazed window, double radiator, skylight, spaces for appliances, range of base and eye level units, induction hob with extractor hood over, double oven, integrated microwave, one and a half stainless steel sink and drainer.

## LANDING

Side aspect double glazed frosted window, stairs to second floor landing, doors to:

## BEDROOM TWO

Front aspect double glazed bay window, radiator.

## BEDROOM THREE

Rear aspect double glazed window, radiator.

## BEDROOM FOUR

Front aspect double glazed window, radiator.

## BATHROOM

Rear aspect double glazed frosted window, vanity unit incorporating wash hand basin, low level wc, heated towel rail, panel enclosed bath and mixer taps, hand shower attachment, rainfall shower head over bath.

## SECOND FLOOR LANDING

Side aspect double glazed frosted window,

## BEDROOM ONE

Skylight, rear aspect double glazed window, radiator, cupboard to

eves, built in wardrobes, down lighting, door to:

## EN SUITE

Rear aspect double glazed frosted window, vanity unit incorporating wash hand basin, low level wc, stand in shower cubicle, heated towel rail, extractor fan.

## FRONT

Off street parking.

## REAR GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, side access, garden shed.

## OUTBUILDING

Currently used as a gym.

## COUNCIL TAX

London Borough of Hillingdon - Band D - £2,045.46

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## DISTANCE TO STATION

Hillingdon (1.1 miles) - Metropolitan/Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

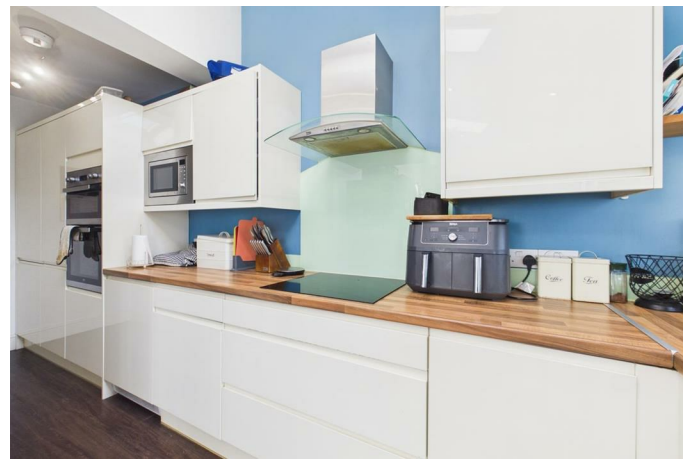
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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