

2 Barnacre Close
Hillingdon, Uxbridge, UB8 3TD

JAMESGESNER
- ESTATE AGENTS -







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OIEO £600,000 FREEHOLD

Tucked away within a quiet cul-de-sac of similar homes in one of the area`s most sought-after residential settings, this superbly extended three/four-bedroom semi-detached family home offers versatile, beautifully presented accommodation and is offered to the market with no onward chain.

Tenure: Freehold - Local Authority: London Borough of Hillingdon - Council Tax: Band D - EPC rating: C

Occupying an enviable position on this highly regarded road, the property combines generous internal space with stylish modern finishes, a landscaped west-facing garden, ample off-street parking, and a larger-than-average garage, creating an ideal home for growing families and discerning buyers alike.

The accommodation is both bright and flexible in design, comprising an enlarged entrance hall, a cosy snug which could equally serve as a fourth bedroom or home office, and an impressive 17ft dining/family area forming the heart of the home. This space flows seamlessly into a beautifully re-fitted contemporary kitchen featuring integrated appliances and French doors opening directly onto the rear garden, perfectly suited for indoor-outdoor entertaining. The 18ft living room filled with natural light, while a modern ground floor bathroom completes the downstairs accommodation.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a comfortable single room. The principal bedroom benefits from its own en-suite shower room and fitted wardrobes, whilst a separate first-floor W.C. adds further practicality for family living.



Externally, the secluded west-facing rear garden has been thoughtfully landscaped to create a superb entertaining space. Features include two substantial decked seating areas, a pergola, hot tub, artificial lawn, and a contemporary garden shed, all combining to offer a low-maintenance yet highly attractive outdoor environment. To the front, a private driveway provides comfortable off-street parking for three vehicles and leads to the larger-than-average single garage.

Further benefits include full double glazing throughout and gas central heating via a Worcester boiler installed in 2024.

Barnacre is a highly regarded residential address ideally positioned within easy reach of Uxbridge Underground Station, offering Elizabeth Line, Metropolitan and Piccadilly Line services into Central London. A number of well-regarded schools are nearby, whilst the A40/M40 and M25 are readily accessible for commuters. Uxbridge town centre provides an extensive range of shopping facilities, restaurants, cafés, and leisure amenities. Situated to the north side of Heathrow airport.





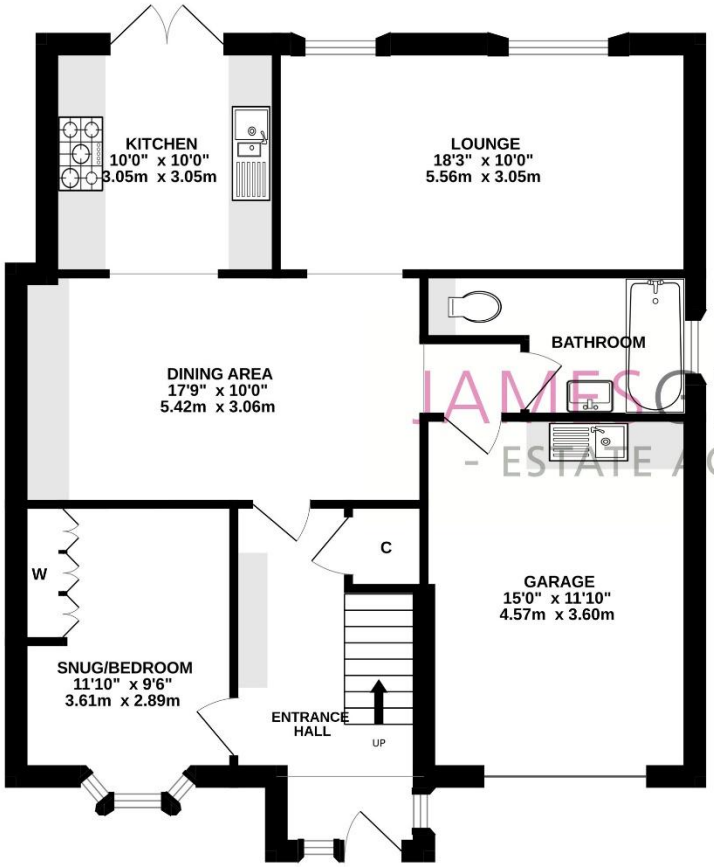




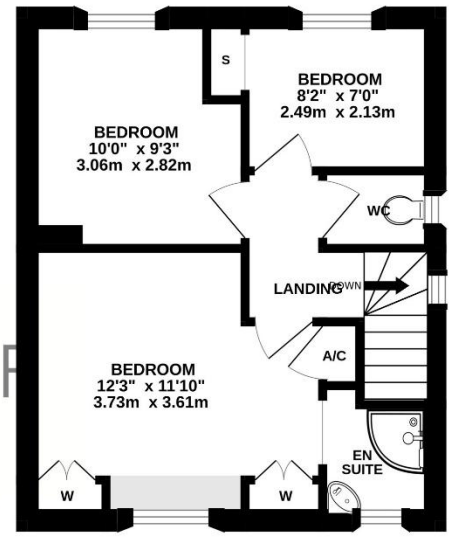




GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.

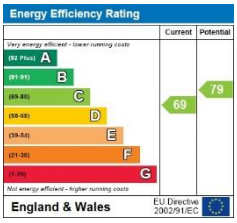


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TOTAL FLOOR AREA : 1345 sq.ft. (124.9 sq.m.) approx.

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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