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Bennetts Yard, Uxbridge, UB8 1AN

- Superb period home
- Large open plan reception room
- CCTV security system
- Moments from the town centre and station
- Contemporary ground floor shower room
- Two bedrooms
- Premium modern fitted kitchen
- Luxurious first floor bathroom
- Solar panel system
- Fully renovated in 2019

Offers In Excess Of £425,000

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Description
A beautifully presented two bedroom period cottage, comprehensively modernised in 2019 creating a stylish home. The property offers well proportioned living accommodation, two bathrooms and a private courtyard garden, together with the added benefit of nine owned solar panels and a Growatt battery storage system. providing significant savings on energy bills. The property is ideally positioned in a sought after, town centre location, just moments from the town centre, its excellent shopping facilities, restaurants and Underground station.

Accommodation
The accommodation is beautifully presented throughout, offering a well proportioned arrangement of contemporary living space.
The ground floor comprises a spacious open plan reception room, providing generous living and dining areas, complemented by built-in storage and double glazed windows to both the front and rear, each fitted with attractive shutters.
The stylish modern kitchen is fitted with an extensive range of storage units and drawers, together with a comprehensive selection of integrated appliances including a Bosch oven and microwave, CDA fridge/freezer and AEG washing machine. Ample work surfaces incorporate an inset induction hob with extractor hood above and a stainless steel sink. Further features include a wall mounted Worcester boiler and two side aspect double glazed windows.
An inner lobby provides access to the rear garden via a double glazed door and leads to a contemporary ground floor shower room, fitted with an enclosed shower cubicle, vanity wash basin and WC, complemented by fully tiled walls and flooring and a rear aspect double glazed window.
To the first floor are two well proportioned bedrooms and an impressive family bathroom. The principal bedroom benefits from fitted wardrobes and a front aspect double glazed window with fitted shutters. The second bedroom, currently arranged as a home office, enjoys a rear aspect double glazed window, also with fitted shutters.
The luxurious main bathroom is particularly generous in size, featuring an enclosed bath with shower over, vanity wash basin and WC, complemented by fully tiled walls and flooring and a side aspect double glazed window.
The landing also provides access to a fully insulated and boarded loft space, complete with a pull-down ladder, offering valuable additional storage.

Outside
To the rear, the property enjoys a private decked courtyard garden with a useful storage shed. To the front is a further low maintenance paved garden.
Residents' U1 permit parking is available in the surrounding roads, subject to the relevant permit requirements.

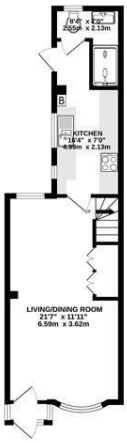
Situation
The property is set in this sought after location just a short stroll from Uxbridge town centre with its shopping facilities, restaurants, bars and Metropolitan / Piccadilly line station.
Well regarded schools are within close proximity such as Hermitage, John Locke Academy, and Vyners.
Uxbridge Common is just a short walk away, as is Hillingdon Sports and Leisure Centre with its state of the art facilities and 50 metre indoor and outdoor swimming pools.

Terms and notification of sale
Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax Band: D
EPC Rating: D
A reservation agreement will be required as part of the sale.

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors an solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 sq.m.) approx.

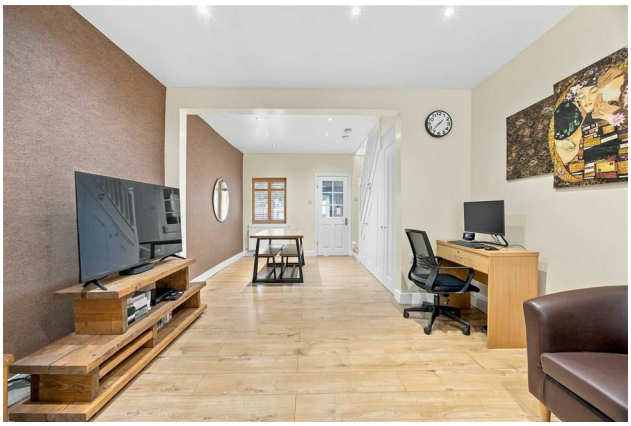
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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