



Field Heath Road, Uxbridge, UB8 3NQ





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Gibson Honey are delighted to present to the market this well proportioned three bedroom detached bungalow, offering excellent flexibility throughout. The property briefly comprises; an 'L' shaped living room, separate dining room, kitchen and family bathroom. Further benefits include a shower room, utility room, two loft rooms (one of which is currently used as an additional bedroom), gas central heating, a large rear garden, garage, and ample off street parking. Set in this convenient location, the property is within walking distance of Hillingdon Hospital and Brunel University. Uxbridge Town Centre is also within close proximity, offering a wide range of bars, restaurants and high street shopping facilities. Excellent transport links serve the area, including the A40, M25 and M4, as well as an extensive local bus network providing easy access to surrounding areas.



## ENTRANCE PORCH

Front and rear aspect doors, side aspect double glazed leaded light window, through to:

## ENTRANCE HALL

Side aspect leaded light window, stairs to loft rooms, side aspect window, doors to:

## L SHAPED LIVING ROOM

Triple aspect double glazed leaded light windows, radiator x 3, feature fireplace, coved ceiling.

## DINING ROOM

Side aspect double glazed window, radiator, built in cupboard, cupboard with radiator.

## KITCHEN

Side aspect double glazed window, space for dish washer, range of base and eye level units, sink and drainer, gas point.

## BEDROOM ONE

Rear aspect double glazed window, radiator, side aspect window.

## BEDROOM TWO

Side aspect double glazed window, radiator, built in sliding door wardrobes, vanity unit incorporating wash hand basin, built in cupboard.

## BEDROOM THREE

Side aspect double glazed window.

## BATHROOM

Side aspect frosted window, panel enclosed bath with mixer taps and shower attachment, high level wc, radiator, pedestal wash hand basin.

## SHOWER ROOM

Side aspect frosted window, high level wc, wall mounted wash hand basin, radiator.

## FRONT

Off street parking for approximately 4/5 Vehicles.

## REAR GARDEN

Side access via porch, patio area, mainly laid to lawn, panel enclosed fence.

## GARAGE

One and half length, power and lighting, front aspect double glazed frosted window, front aspect double glazed frosted window.

## COUNCIL TAX

## DISTANCE TO STATIONS

West Drayton Station -  
(Crossrail/Elizabeth Line) - 1.4 miles  
Uxbridge Station -  
(Metropolitan/Piccadilly) - 1.5 miles  
Hillingdon Station -  
(Metropolitan/Piccadilly) - 1.8 miles



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**Approximate total area<sup>®</sup>**  
 1724 ft<sup>2</sup>  
 Reduced headroom  
 309 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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