



## High Street, Cowley, Uxbridge, UB8 2EB

- Substantial detached house
- Two bathrooms
- Two reception rooms
- Large rear garden
- Integral garage
- Four spacious bedrooms
- Extended kitchen breakfast room
- Ground floor WC
- Study
- Off street parking

**Offers In Excess Of £749,500**



Cameron Estate Agents  
195 High Street,  
Middlesex, Uxbridge, UB8 1LB

E: [uxbridge@cameron.co](mailto:uxbridge@cameron.co)  
T: 01895252000

[www.cameron.co](http://www.cameron.co)

Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

## **Description**

An impressive and substantial four-bedroom detached family home. Offering spacious and versatile accommodation including two reception rooms, an extended kitchen breakfast room, study and integral garage, this well-proportioned home is perfectly suited to modern family living.

## **Accommodation**

Light-filled and generously proportioned throughout, this attractive home offers well-planned and versatile accommodation ideal for modern family living.

The welcoming entrance hall features attractive parquet flooring, a staircase rising to the first floor with useful under-stairs storage, and a convenient ground floor WC. To the front of the property is a spacious reception room with a double-glazed bay window that fills the room with natural light, complemented by elegant parquet flooring. The separate dining room, also finished with parquet flooring, flows seamlessly into the extended kitchen breakfast room, creating an excellent space for both everyday living and entertaining.

The kitchen is fitted with a comprehensive range of storage units and drawers, with ample work surfaces incorporating a breakfast bar and an inset sink. There is space for appliances and a range cooker with extractor hood over. Tiled flooring runs throughout this area, while double-glazed windows overlook the rear garden and double-glazed doors provide direct access outside.

A separate study offers an ideal work-from-home space and provides access to the large integral garage, which benefits from power and lighting.

To the first floor, there are four well-proportioned bedrooms, including a spacious principal bedroom with the added benefit of an en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom comprising an enclosed bath, separate shower cubicle, wash basin, WC, and built-in storage.

## **Outside**

The property benefits from a spacious enclosed rear garden, largely laid to lawn, with a paved patio area providing an ideal setting for outdoor dining and entertaining.

To the front of the property there is a private driveway that provides off street parking and leads to the integral garage.

## **Situation**

Ideally located within this well-regarded residential area, the property is within easy reach of Uxbridge town centre, offering a wide range of shopping facilities, restaurants, bars and the London Underground Metropolitan line and Piccadilly line stations. Brunel University London, Hillingdon Hospital, Stockley Park and Heathrow Airport are also easily accessible. West Drayton railway station is within easy reach, providing Elizabeth line services into London. For the motorist, the A40 road / M40 motorway and M4 motorway are a short drive away, offering convenient access to London and the M25 motorway.

## **Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax: E

EPC Rating: D

## **IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and 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  
970 sq.ft. (90.1 sq.m.) approx.



1ST FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 1628 sq.ft. (151.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix C626

# Cameron



Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.