



Truesdale Drive, Uxbridge, UB9 6AY
£675,000

NO UPPER CHAIN A beautifully refurbished three bedroom semi-detached family home situated on the sought-after Truesdale in Harefield, offering spacious accommodation, modern finishes, and exceptional scope for further enlargement, subject to the usual planning permissions. The ground floor comprises a welcoming living room and a stunning kitchen/breakfast room, both benefiting from underfloor heating, creating a comfortable and contemporary living environment. Upstairs, the property offers three well-proportioned bedrooms and a stylish family bathroom suite. A versatile loft provides additional space. Externally, the property enjoys off-street parking to the front, while to the rear there is a substantial private garden featuring an outbuilding, perfect for storage, a workshop, or potential home office/entertaining use. One of the property's standout features is the significant potential for extension, with ample scope to extend to the side, rear, and into the loft (subject to the necessary planning permissions), allowing purchasers the opportunity to create a much larger family home tailored to their requirements.

This impressive home combines modern living with future potential and is ideally situated for Harefield Village and Denham Green's shops, restaurants and transport connections (Denham station on the Chiltern line into London) or a short drive to local Metropolitan/ Piccadilly/Central line stations at Ickenham, Ruislip or West Ruislip. The A40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Front aspect frosted leaded light entrance door, tiled flooring with under floor heating, under stair storage cupboard, stairs to first floor landing, doors to:

LIVING ROOM

Front aspect double glazed window, tiled flooring with under floor heating, downlighting.

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed window, rear aspect double glazed frosted leaded light door to rear garden, tiled flooring with under floor heating, cupboard housing boiler and washing machine, space for American style fridge freezer, integrated dishwasher, stainless steel sink x 2 with drainer, space for double oven with six gas ring hobs and extractor hood, downlighting.

FIRST FLOOR LANDING

Side aspect double glazed aluminium window, hatch to loft space, downlighting, doors to:

BEDROOM ONE

Front aspect double glazed window, downlighting, radiator.

BEDROOM TWO

Rear aspect double glazed window, downlighting, radiator.

BEDROOM THREE

Rear aspect double glazed window, radiator.

LOFT

Skylight, eaves storage.

FRONT

Partly laid to lawn, off street parking for several vehicles.

REAR GARDEN

Mainly laid to lawn, panel enclosed fence, rear access.

OUTBUILDING

Power and lighting.

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 STATIONS

Denham (1.0 Mile) - Chiltern Railways



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



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