Cameron



Normans Close, Uxbridge, UB8 3RR

- Extended semi detached family home
- Generous living and dining room
- Three well proportioned bedroom
- No onward chain
- Quiet cul-de-sac setting
- Extended kitchen offering excellent family living space
- Close to well regarded schools
- Attractive rear garden with mature established planting

Asking Price £535,000

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

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co

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Description

Situated in a quiet residential cul-de-sac, this extended three bedroom semi-detached house offers approximately 1,033 sq ft of accommodation, including the garage, with a generously proportioned kitchen/breakfast room and a 23ft living/dining room. The property also offers scope for further extension, subject to the necessary planning consents, and is conveniently positioned close to well-regarded schools, including Bishopshalt School, with Hillingdon Hospital, Brunel University and Heathrow Airport all within easy reach.

Accommodation

The ground floor comprises an entrance porch leading into the hallway, with stairs rising to the first floor. The impressive living/dining room extends to over 23ft in length and features a front aspect bay window, fireplace and ample living and dining space .

To the rear, the extended kitchen/breakfast room measures approximately 17ft by 17ft and provides a substantial space with fitted kitchen units, work surfaces and dining space. A door provides access to the rear garden.

Upstairs, the landing leads to three bedrooms, two of which benefit from fitted wardrobes, together with a family bathroom incorporating a walk-in shower.

Outside

To the front, the property benefits from an enclosed garden with established shrubs and a pathway leading to the entrance.

The rear garden is a particularly attractive feature, offering a generous lawn surrounded by mature trees, shrubs and established planting. A pathway leads towards the rear of the garden, where there is a paved seating area and a detached garage.

A rear service road provides vehicular access to the garage.

Situation

Situated within close proximity of Hillingdon Hospital and Stockley Park, and within easy reach of Uxbridge town centre with its shopping facilities, restaurants and bars and Metropolitan and Piccadilly line station. There are well regarded schools in close proximity and local bus services are nearby. For the motorist the M4 is easily accessible giving access to London and the M25

Terms and notification of sale

Tenure: Freehold

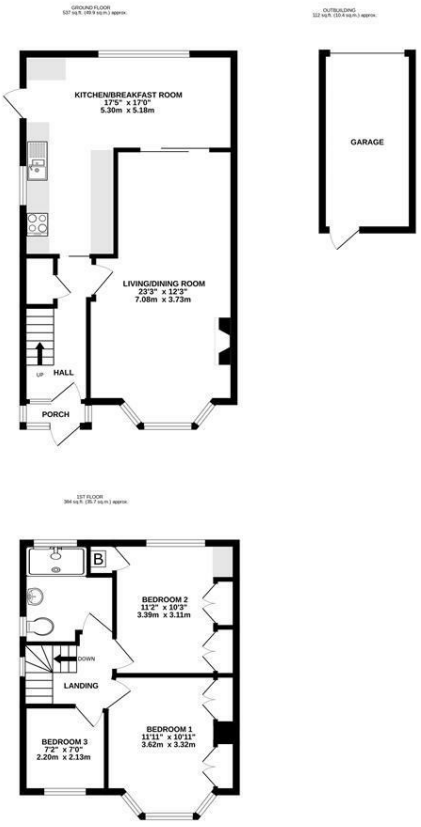
Local Authority: London Borough of Hillingdon

Council Tax Band: E

EPC Rating: C

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



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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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