



Barrington Drive, Uxbridge, UB9 6RJ  
£650,000





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A beautifully presented semi-detached family home situated in peaceful location with excellent commuter links also set in the midst of picturesque lakes and the Grand Union Canal. The property briefly comprises; three bedrooms, living room, separate dining room, fitted kitchen, modern family bathroom suite and ensuite to the master bedroom. The property benefits from; off street parking with EV charging point, garage via the driveway, gas central heating, double glazing and a good size rear garden. This property is within easy reach of Harefield Village with its good local amenities (shops, library, schools, village green, park, pubs such as the Coy Carp) and just a few minutes walk from canal-side gastro pub dining. There is fast access into London via British Rail at Denham station and the tube stations at Rickmansworth, Ruislip and Northwood. For the motorist, the A/M40 and M25 are within striking distance offering swift and easy access to both Central London and the Home Counties. Heathrow is easily accessed by bus or car.



## ENTRANCE HALL

Side aspect entrance door, laminate effect flooring, covered ceiling, stairs to first floor landing, under stairs storage cupboard, radiator, doors to:

## KITCHEN

Front aspect double glazed window, laminate effect flooring, part tiled walls, a range of base and eye level units, one and a half sink with drainer, space for washing machine and dishwasher, integrated

appliances including fridge freezer, oven with four gas hob rings and extractor hood, radiator.

## DINING ROOM

Front aspect double glazed window, dado rail, covered ceiling, radiator.

## LIVING ROOM

Rear aspect double glazed windows, rear aspect double glazed door to rear garden, covered ceiling, dado rail, radiator x 2.

## FIRST FLOOR LANDING

Hatch to loft space, storage cupboard, doors to:

## BEDROOM ONE

Rear aspect double glazed window, radiator, built in wardrobe, door to:

## ENSUITE

Side aspect double glazed frosted window, tiled flooring, tiled walls, shower cubicle with shower attachment and mixer taps with rainfall shower, vanity unit incorporating wash hand basin, low level wc, downlighting, radiator.

## BEDROOM TWO

Front aspect double glazed window, built in wardrobe, radiator.

## BEDROOM THREE

Rear aspect double glazed window, radiator.

## BATHROOM

Side aspect double glazed frosted window, tiled flooring, tiled walls, vanity unit incorporating wash hand basin, bath tub with shower attachment and mixer taps with rainfall shower, low level wc, downlighting, radiator.

## FRONT

Off street parking, ev charging point, up and over door to:

## GARAGE

Up and over door, power and lighting, space for dryer and fridge freezer.

## REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, garden shed x 1.

## COUNCIL TAX

London Borough of Hillingdon - Band F - £2,820.11

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## DISTANCE TO STATIONS

Denham (2.3 miles) - Chiltern Railways  
Rickmansworth (2.3 miles) - Metropolitan Line  
Ruislip (4.2 miles) - Metropolitan and Piccadilly Lines



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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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