Cameron



Cleveland Road, Uxbridge, UB8 2DP

- Spacious semi detached home

Asking Price £550,000

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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

Situated on Cleveland Road, within easy reach of Uxbridge town centre, this three bedroom semi-detached house offers approximately 874 sq ft of accommodation, a private rear garden and off-street parking. The property presents an excellent opportunity for buyers looking to create a family home, as well as investors seeking a rental property, having existing use as 4 bed HMO in a convenient and well-connected location.

Accommodation

The accommodation comprises an entrance hallway, a generously proportioned living room with an attractive bay window, a separate dining room with direct access to the rear garden and a fitted kitchen. To the first floor are three bedrooms, including two good-sized doubles, together with a family bathroom and separate WC.

Outside

Externally, the property benefits from off-street parking to the rear of the property accessed from a shared driveway, and a rear garden with a paved patio, established planting and an area of lawn.
There is hard standing to the front of the property providing off street parking.

Situation

Cleveland Road is conveniently positioned for Uxbridge town centre, offering an excellent selection of shops, restaurants, bars and leisure facilities, together with Uxbridge Underground Station providing Metropolitan and Piccadilly line services. Brunel University is also close by, making the property particularly appealing as a potential rental investment.

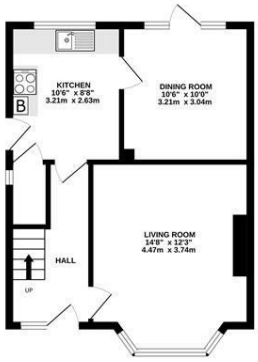
Terms and notification of sale

Tenure: Freehold
Local Authority: London Borough Of Hillingdon
Council Tax Band: E
Current EPC Rating: D

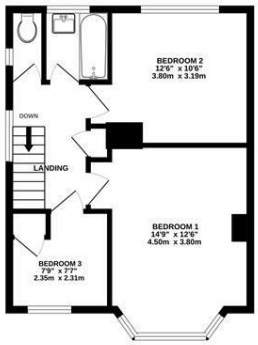
IMPORTANT NOTICE

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

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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