Cameron



Morello Avenue, Uxbridge, UB8 3ER

- Spacious semi detached prioeprty
- Attractive and well maintained rear garden
- No onward chain
- Two reception rooms
- Sought after location
- Three well proportioned bedrooms
- Very well presented
- Off street parking
- Fitted kitchen
- Potential to extend (STPP)

Asking Price £549,500

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

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co

arla | propertymark PROTECTED

naea | propertymark PROTECTED

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
Offering excellent potential, this property is ideally situated in a popular residential location and is offered to the market with the added advantage of having no onward chain.

Accommodation
The well-planned accommodation briefly comprises an inviting entrance hall with stairs rising to the first floor and useful built-in storage. To the front is an elegant reception room featuring a large front aspect double glazed bay window and an attractive feature fireplace with brick surround, creating a warm and welcoming living space. To the rear, a second reception room provides an ideal dining or family area, with double glazed patio doors opening onto and overlooking the rear garden, as well as direct access to the kitchen.
The kitchen is fitted with a comprehensive range of wall and base units, drawers and ample work surfaces, complemented by integrated appliances, an inset gas hob with extractor hood above, and a rear aspect double glazed window allowing for plenty of natural light. A side door provides convenient access to the rear garden.
To the first floor, there are three well-proportioned bedrooms, all benefitting from built-in wardrobes, together with a fully tiled family bathroom fitted with an enclosed panelled bath with shower over, vanity wash hand basin, low-level WC, and a rear aspect double glazed window.

Outside
To the rear of the property is an attractive and well-maintained private garden, predominantly laid to lawn and bordered by a variety of mature shrubs and trees, creating a peaceful and secluded outdoor setting. A spacious block-paved patio provides an ideal area for outdoor entertaining and relaxation. There is also a brick built storage sheds.
To the front, the property benefits from a shared driveway and off-street parking, alongside a neatly maintained lawned garden complemented by a mature hedgerow, enhancing both privacy and kerb appeal.

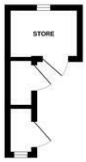
Situation
Set within this established residential location. Popular with families and commuters due to its convenient access to a range of local amenities, well-regarded schools, including Bishopsholt school and excellent transport connections. The area is within easy reach of both Uxbridge and West Drayton stations, providing access to the Metropolitan and Piccadilly lines, as well as the Elizabeth Line for fast connections into Central London and Heathrow Airport.
Residents benefit from a variety of nearby shopping and leisure facilities, and is also well served by a selection of well regarded schools for all ages.
There is convenient access to the M4, M40, M25, and A40.

Terms and notification of sale
Tenure: Freehold
Local Authority: London Borough Of Hillingdon
Council Tax Band: D
Current EPC Rating: D

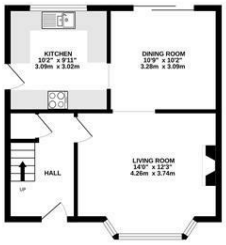
IMPORTANT NOTICE

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

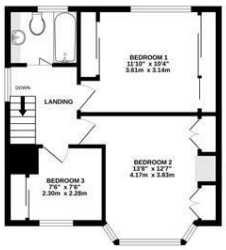
OUTBUILDING
49 sq.ft. (5.0 sq.m.) approx.



GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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.
Made with Metropix ©2026

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.