Cameron



Nelson Road, Uxbridge, UB10 0PU

- Spacious terraced house
- Large open plan reception room
- Utility room
- Garden room
- Off street parking
- Two double bedrooms
- Fitted kitchen
- Family bathroom
- No onward chain
- Sought after location

Asking Price £425,000

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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

A beautifully presented two bedroom home offering spacious and well proportioned accommodation, with a generous open plan living and dining room, versatile utility room and a private, low maintenance rear garden with a separate garden room. Situated in a popular residential location, conveniently positioned for access to well regarded schools, local amenities and Uxbridge town centre.

Accommodation

The accommodation briefly comprises an entrance porch leading into an entrance lobby, with stairs rising to the first floor. The spacious open plan reception room provides generous living and dining space, featuring an attractive fireplace and double glazed windows to both the front and rear, allowing plenty of natural light throughout.

An inner lobby leads through to the fitted kitchen, which features a range of storage units and drawers, an integrated double oven and ample work surfaces incorporating an inset gas hob with extractor hood above. A double glazed window overlooks the rear garden, while a door leads through to a versatile utility room, which could equally serve as a home office or playroom. This room also benefits from a double glazed door providing direct access to the rear garden.

To the first floor are two well proportioned bedrooms, together with the family bathroom.

Outside

To the rear, the property enjoys a private, low maintenance garden, complemented by a versatile garden room with power and lighting, providing an excellent additional space for use as a home office, gym or hobby room.

Situation

Nelson Road is a highly regarded residential road, conveniently positioned within easy reach of Hillingdon Station, offering Metropolitan and Piccadilly Line services into central London. The area is well served by a number of reputable schools, making it an ideal location for families. For motorists, the A40/M40 is just a short drive away, providing swift access to London and the M25 motorway network. Nearby, Uxbridge town centre offers a wide range of shopping facilities, restaurants, cafes, and bars

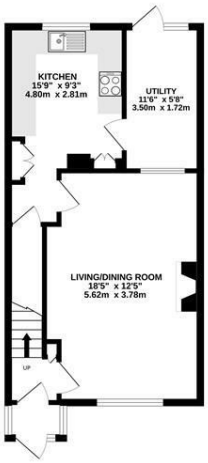
Terms and notification of sale

Tenure: Freehold
Local authority: London Borough of Hillingdon
Council Tax Band: D
Current EPC Rating:

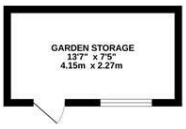
IMPORTANT NOTICE

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

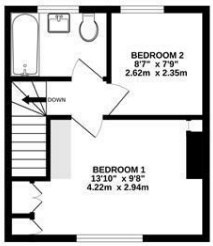
GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



OUTBUILDING
101 sq.ft. (9.4 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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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