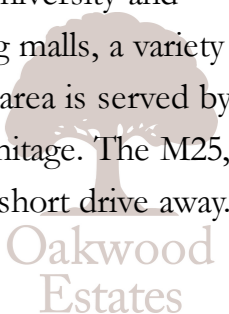












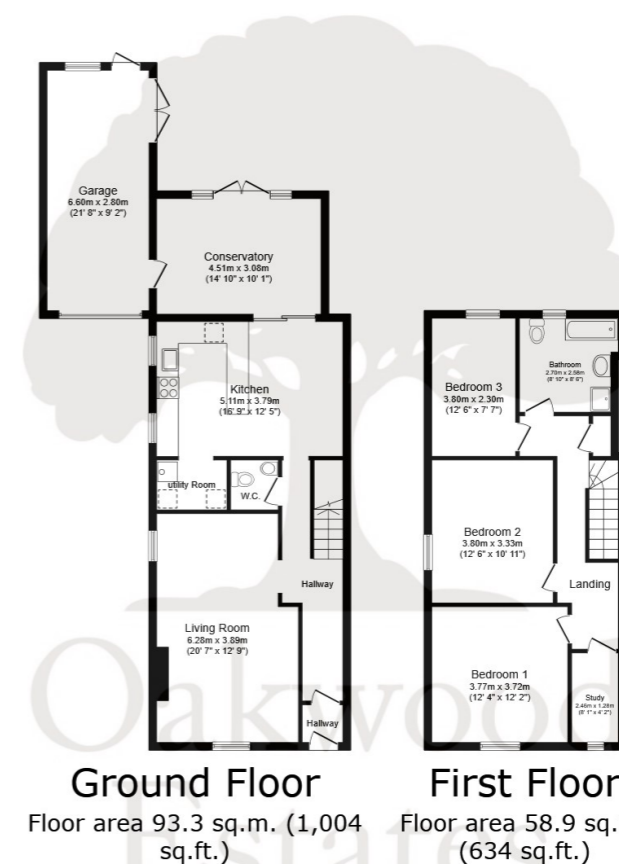
With timeless elegance and generous proportions this charming three double bedroom hall adjoining semi-detached family home invites you to savour its unique charm of yesteryear tastefully blending in modern inclusions. Benefits include a 20FT living room, downstairs cloakroom, 16FT kitchen breakfast room with access to utility room. The 15FT conservatory provides access to a generous sized rear garden and door leading to a long double length garage approached via its own driveway. Three double bedrooms and a study are situated on the first floor with a large four piece bathroom suite. The rear garden is a approx. 80FT long and there is off road parking for three to four cars via the own driveway down the side of the property providing an excellent opportunity for an investor looking to expand this floorplan STPC from current floorplan, which includes the garage and at the moment is a total of 1,638 sq.ft, that far exceeds a lot of similar properties in this price range in the same location.

The Greenway is a highly sought-after location within walking distance of Brunel University and Uxbridge town centre, with its amenities, including The Chimes and Pavilions shopping malls, a variety of well-regarded restaurants and bars, and the Metropolitan/Piccadilly line station. The area is served by several well-regarded schools, such as Uxbridge High, Bishopshalt, Whitehall and Hermitage. The M25, M40, and A40, offering direct links to London and the surrounding counties, are just a short drive away.



-  THREE DOUBLE BEDROOMS
-  20FT LIVING ROOM
-  15FT CONSERVATORY
-  GARAGE APPROACHED VIA OWN DRIVEWAY
-  FOUR PIECE BATHROOM SUITE
-  HALLS ADJOINING VICTORIAN SEMI DETACHED FAMILY HOME
-  16FT KITCHEN/ BREAKFAST ROOM
-  DOWNSTAIRS WC
-  OFF ROAD PARKING FOR 4 CARS
-  SUPERB INVESTMENT OPPORTUNITY

					
x3	x2	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



TOTAL: 152.2 sq.m. (1,638 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Interior

The main front door leads into a porch with door leading into the hallway, with door to a downstairs WC and access to the 20FT living room with stripped wood floorboards, front and side aspect windows and brick built fire surround. The kitchen / breakfast room is divided into the kitchen area with breakfast separating the breakfast area, the flooring is a quarry tiled and there is a utility room off the kitchen area housing the wall mounted boiler and other appliances freeing space from the kitchen. Sliding doors lead out into the conservatory and has tiled floor, double door out to the rear garden and door leading into the double length garage. Stairs lead up from the ground floor to the first floor landing providing access to all rooms. Bedroom one has a front aspect window, a study is also off the landing and has a small front aspect window it could also be used as a cot room or even a walk in wardrobe. Bedroom two has a side aspect window, bedroom three has rear aspect window and completing the first floor is a four piece bathroom suite with shower cubicle, panel enclosed bath, wash hand basin and close couple WC.

Exterior

The rear garden extends approximately 80 ft long and has a paved patio and mainly laid to lawn. The garage is accessible via its own driveway providing off road parking for up to 3 to 4 cars and is a double length garage currently being used for storage and has door to the conservatory and double doors to the rear garden. The front garden is also mainly laid to lawn but with permission from the local council could provide extra parking for another 4 cars.

Location

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