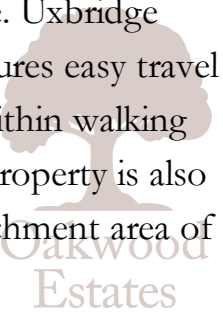




Nestled in a premier family enclave and boasting a wonderfully inviting ambience this outstanding contemporary three bedroom link detached residence is beautifully presented and ideally positioned, tucked into a corner of quiet cul-de-sac.

Benefits include a garage approached via its own driveway giving further parking for one car making this three cars parking spaces in total. A downstairs WC, a generous sized modern fitted kitchen, combined sitting and dining room with double doors out onto a conservatory and contemporary fitted shower room. Totally private and secluded, and backing onto the frays river, this impeccably presented residence also offer easy access for commuting via Uxbridge Metropolitan line train station.

Fairlight Drive is in North Uxbridge, and is just minutes from the town centre. Uxbridge Underground Station, offering access to the Metropolitan and Piccadilly lines, ensures easy travel into central London. Uxbridge High Street and the Intu Shopping Centre are within walking distance, providing a wide array of shops, restaurants, and other amenities. The property is also conveniently close to the M40, M25, and M4 motorways, and falls within the catchment area of the prestigious Vyners School.



-  **THREE BEDROOM LINK-DETACHED HOUSE**
-  **DOWNSTAIR WC**
-  **CONTEMPORARY FITTED SHOWER ROOM**
-  **GARAGE APPROACHED VIA OWN DRIVEWAY**
-  **QUIET SECLUDED LOCATION**
-  **COMBINED SITTING AND DINING ROOM**
-  **14FT CONSERVATORY**
-  **MODERN FITTED KITCHEN**
-  **CUL-DE-SAC LOCATION**
-  **PARKING FOR 3 CARS**

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



Fairlight Drive
 Approximate Floor Area = 84.72 Square meters / 911.91 Square feet
 Garage Area = 12.01 Square meters / 129.27 Square feet
 Total Area = 96.73 Square meters / 1041.18 Square feet

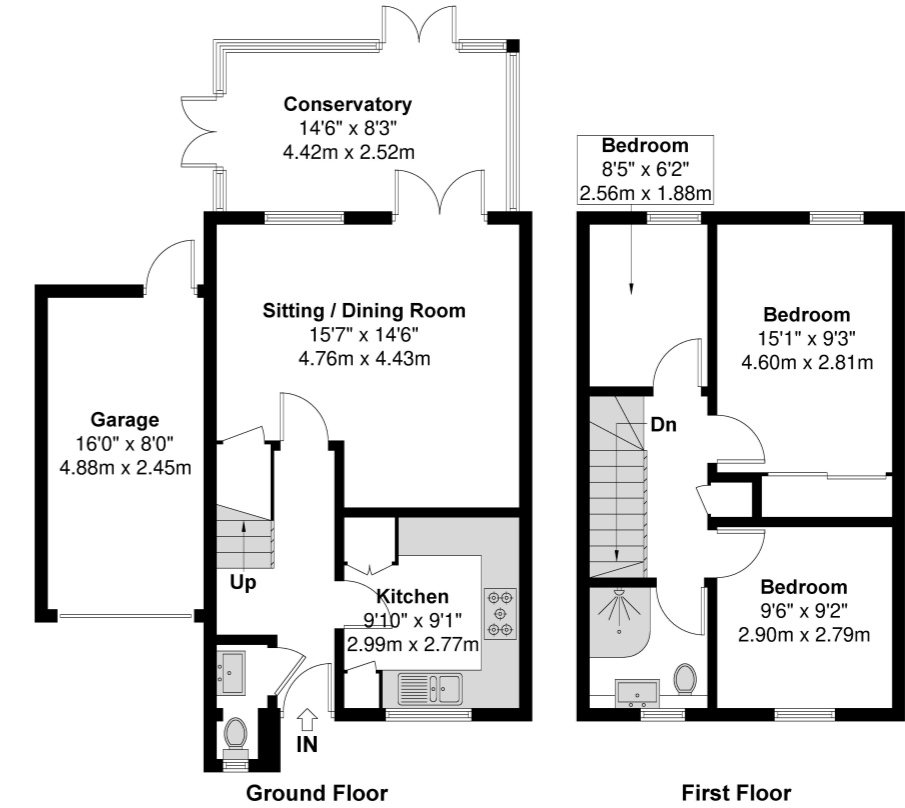


Illustration for identification purposes only, measurements are approximate, not to scale.

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 sports a Google nest doorbell and leads into the hallway with door to downstairs WC that has WC and wash hand basin. The kitchen also off the hallway is modern with wall and base level units and window to front aspect. The sitting room and combined dining area has an under stairs storage cupboard, laminate flooring and double doors that lead out into the conservatory, a suntrap with double doors to both side and rear aspects. Stairs from the ground floor lead up to the first floor landing and has door to bedroom one sporting fitted wardrobes, matching dresser and window to rear aspect. The second bedroom has window to front aspect, while bedroom three has window to rear aspect. Completing the first floor is a contemporary fitted shower room with storage unit combining a wash hand basin and concealed WC, a shower cubicle and tiled walls and floor.

Exterior

The garage has an up and over door with lights and electrics and door to rear garden, which in turn has a paved patio and is mainly astro-turfed. There is side access leading through to the front on the house which is also gated. There are three parking spaces in total, one which is the driveway in front of the garage and has an electric charger.

Location

Situated on Fairlight Drive in North Uxbridge, this property is just minutes from the town centre. Uxbridge Underground Station, offering access to the Metropolitan and Piccadilly lines, ensures easy travel into central London. Uxbridge High Street and the Intu Shopping Centre are within walking distance, providing a wide array of shops, restaurants, and other amenities. The property is also conveniently close to the M40, M25, and M4 motorways, and falls within the catchment area of the prestigious Vyners School.

Council Tax
 Band F

