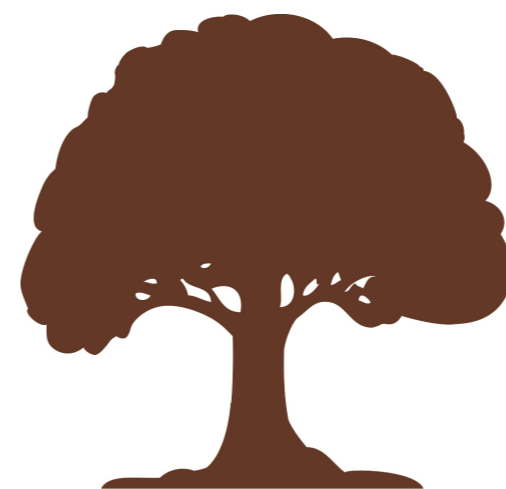










Oakwood Estates are delighted to present this truly magnificent and grand four-bedroom / three-bathroom / two-reception townhouse which combines beautiful and elegant period features with a fully updated internal while keeping the original detailing in a truly magical way. The property is situated off Old Mill Lane and within a gated complex and sits on an Island surrounded by Fray's River and the Grand Union Canal, giving this magnificent property the perfect semi-rural riverside location. There is allocated parking and visitor parking, and there are just over 3 acres of communal land with landscaped lawned gardens surrounding the property. Old Mill Close is within easy reach of local shops, schools and bus links to Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Underground Station, and just a short drive to the local motorways M40/M25, and Heathrow Airport.



Oakwood Estates

The property comprises an impressive double front door entering into the first of the reception rooms with its high ceiling, hardwood flooring, dual windows overlooking the front aspect, and stairs leading to the Dining/Kitchen. The beautiful contemporary fitted kitchen also features hardwood flooring, an assortment of eye level and base kitchen units, a farm door and window overlooking the garden area, American style fridge/freezer, an array of integrated appliances, granite worktops, a breakfast bar with sink and mixer tap, and plenty of space for a large dining table and chairs, an exposed brickwork archway with uplighting giving you a beautiful centrepiece of the kitchen, and a doorway with stairs leading to the first floor. The downstairs cloakroom is fully tiled and features a low-level WC, a hand wash basin, and a heated towel rail. The first-floor landing has doors leading to bedrooms one and two. Bedroom one which is currently being used as a living room has room for a king-size bed, dual windows overlooking the front aspect, a built-in wardrobe, shower ensuite with his and hers sinks with mixer taps, low-level WC, heated towel rail, and the shower cubicle. Bedroom two features a beautiful hardwood custom-built stand-alone bath, hardwood flooring extending onto the ensuite, plenty of space for a king-size bed and wardrobe space, and a window overlooking the communal gardens. The ensuite is fully tiled and features a hand wash basin, low-level WC, and a shower cubicle. On the second floor are two further bedrooms. Bedroom 3 features plenty of eves storage, space for a kingsize bed, windows overlooking the rear aspect, an ensuite bathroom which is fully tiled, another custom-built bath, a hand wash basin, low level WC, and a heated towel rail. Bedroom four has space for a king-size bed, fitted storage, window overlooking the rear aspect.

Property Information

-  FREEHOLD
-  1873 SQ. FT. (174 SQ. M)
-  4 BEDROOMS
-  RIVERSIDE LOCATION
-  FULLY UPDATED
-  COUNCIL TAX BAND - F (£2,396 P/YR)
-  GATED AND SECURE DEVELOPMENT
-  3 BATHROOMS
-  LANDSCAPED GARDENS
-  PERIOD CONVERSION

					
x4	x2	x3	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front Of House

Gated communal parking, with two designated parking spaces, and visitor bays. Under cover porchway leading to the front door.

Rear Of Property

A private patio area, sensational communal gardens, surrounded by the Frays River, and The Grand Union Canal.

Tenure

Freehold

Council Tax

Band F (£2,396 p/yr)

Internal Area

1873 Sq.Ft

174 Sq.M

Conservation Area

Cowley Lock

Area

Old Mill Close is within easy reach of local shops, schools and bus links to Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Underground Station, and just a short drive to the local motorways M40/M25, and Heathrow Airport.

Transport

West Drayton Rail Station (Crossrail) - 1.3 mi
 Iver Rail Station (Crossrail) - 1.43 mi
 Uxbridge Underground Station - 1.48 mi
 M40 - 2.9 mi
 M25 - 4.1 mi
 Heathrow Airport - 4.6 mi

Local Schools

Cowley St Laurence CofE Primary School - 0.37 mi
 Rabbsfarm Primary School - 0.91 mi
 The Young People's Academy - 0.91 mi
 Pield Heath House RC School - 0.93 mi
 West Middlesex College - 0.93 mi
 Meadow High School - 0.96 mi
 Whitehall Junior School - 0.97 mi
 Whitehall Infant School - 0.97 mi
 Iver Village Infant School - 0.98 mi
 Uxbridge High School - 1 mi

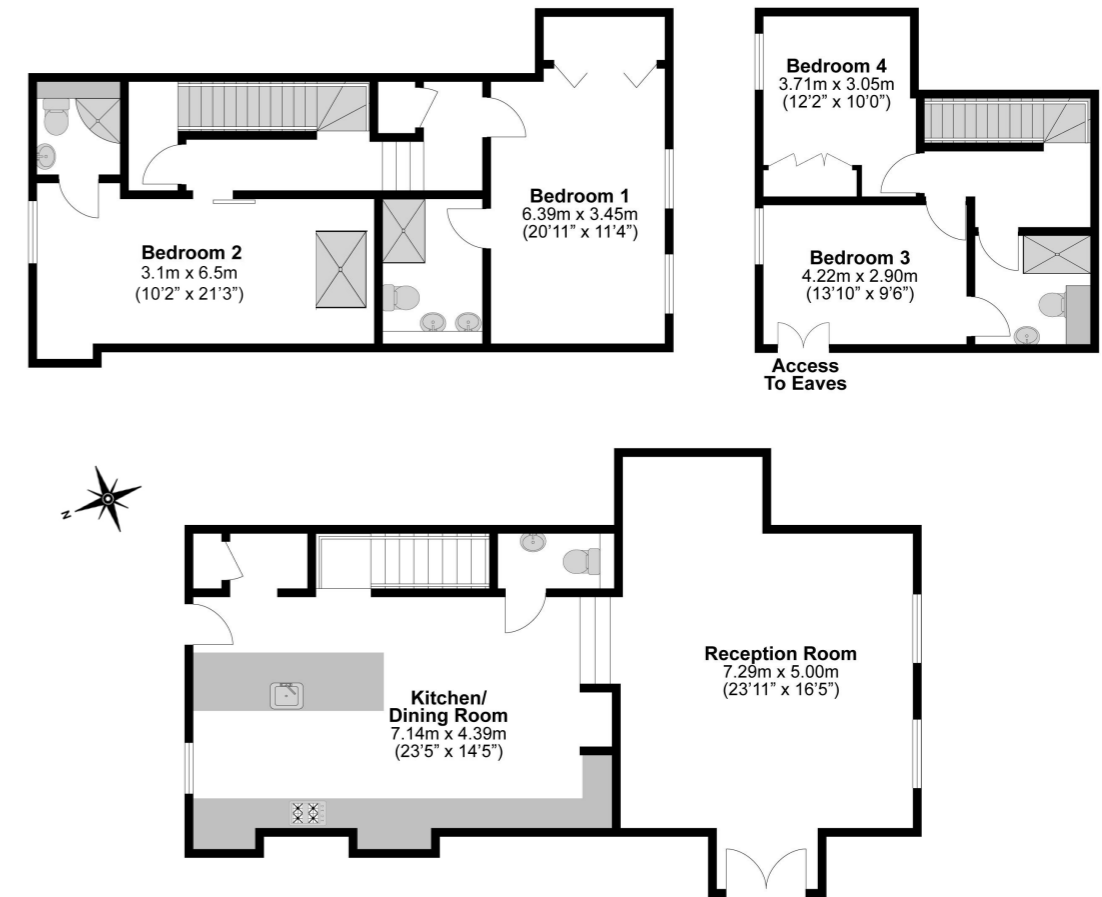
Supermarkets

Lidl - 0.64 mi
 Co-op - 0.86 mi
 Aldi - 0.99 mi
 Morrison - 1.17 mi
 Tesco - 1.27 mi
 Marks & Spencer - 1.45 mi
 Sainsbury's - 1.5 mi

Floor Plan



Total Approximate Floor Area
 1873 Square feet
 174 Square metres



Illustrations are 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.

