



Charnwood Road, Uxbridge, UB10 0HX

Asking Price £567,500



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DESCRIPTION

Brought to the market in Charnwood Road, Hillingdon is this well presented, three bedroom, semi detached home. The property has further potential to extend and develop subject to planning permission and is walking distance to local amenities and transport links.

The property comprises entrance hall, sitting room, ground floor wc, dining/family room through lounge, extended fitted kitchen, three bedrooms and a modern bathroom suite. Outside the property has a private, low maintenance rear garden, own driveway and a single garage.

Charnwood is located off Long Lane on the ever-popular Silver Estate regarded as one of Hillingdon's most sought-after locations for the modern family, offering access to a number of local amenities including local shops, with access to Hillingdon's extensive bus network very close by as well as Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded local schools including St Bernadettes, Oak Farm, Vyners and Bishopshalt senior school. The A40/M40 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre with an array of shopping facilities, bars and restaurants.

- Semi Detached House
- Own Drive To Garage
- Two Reception Rooms
- Modern Bathroom & Ground Floor WC
- Extended Kitchen
- Private, Low Maintenance Rear Garden
- Three Bedrooms
- Further Potential To Extend & Convert (STPP)
- EPC Rating D
- Walking Distance To Amenities & Transport Links





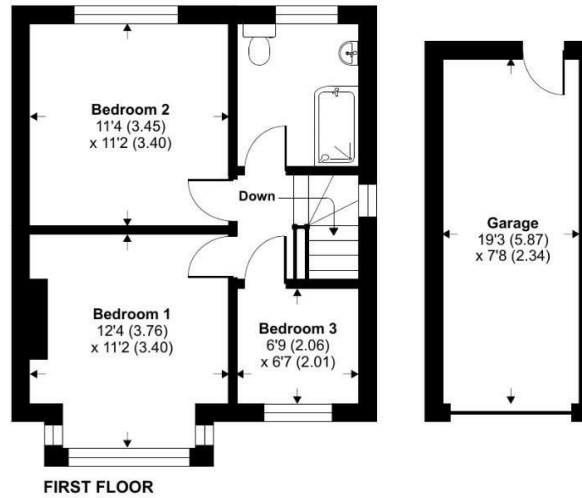
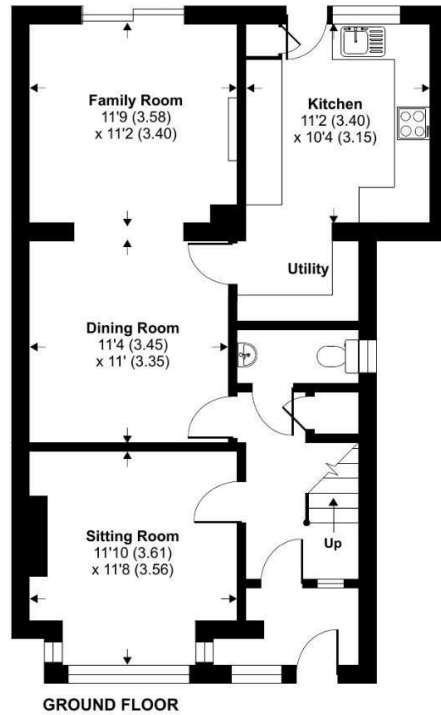
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Approximate Area = 1119 sq ft / 104 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1267 sq ft / 117.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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