


## 3 bed detached bungalow to buy

Pield Heath Road, Uxbridge, UB8 3NQ

# £450,000 Starting Bid

x 3 x 2 x 2

Tenure

**Freehold**

Off Street parking

## Property features

- Three Bedrooms
- Detached Bungalow
- Off Street Parking
- Large rear garden
- EPC Rating D

## Key Information

- Council Tax: Band E
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water

### Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

CASH BUYERS ONLY - Gibson Honey are delighted to present to the market this well proportioned three bedroom detached bungalow, offering excellent flexibility throughout. The property briefly comprises; an 'L' shaped living room, separate dining room, kitchen and family bathroom. Further benefits include a shower room, utility room, two loft rooms (one of which is currently used as an additional bedroom), gas central heating, a large rear garden, garage, and ample off street parking. Set in this convenient location, the property is within walking distance of Hillingdon Hospital and Brunel University. Uxbridge Town Centre is also within close proximity, offering a wide range of bars, restaurants and high street shopping facilities. Excellent transport links serve the area, including the A40, M25 and M4, as well as an extensive local bus network providing easy access to surrounding areas.

Entrance Porch - Front and rear aspect doors, side aspect double glazed leaded light window, through to:

Entrance Hall - Side aspect leaded light window, stairs to loft rooms, side aspect window, doors to:

L Shaped Living Room - Triple aspect double glazed leaded light windows, radiator x 3, feature fireplace, coved ceiling.

Dining Room - Side aspect double glazed window, radiator, built in cupboard, cupboard with radiator.

Kitchen - Side aspect double glazed window, space for dish washer, range of base and eye level units, sink and drainer, gas point.

Bedroom One - Rear aspect double glazed window, radiator, side aspect window.

Bedroom Two - Side aspect double glazed window, radiator, built in sliding door wardrobes, vanity unit incorporating wash hand basin, built in cupboard.

Bedroom Three - Side aspect double glazed window.

Bathroom - Side aspect frosted window, panel enclosed bath with mixer taps and shower attachment, high level wc, radiator, pedestal wash hand basin.

Shower Room - Side aspect frosted window, high level wc, wall mounted wash hand basin, radiator.

Front - Off street parking for approximately 4/5 Vehicles.

Rear Garden - Side access via porch, patio area, mainly laid to lawn, panel enclosed fence.

Garage - One and half length, power and lighting, front aspect double glazed frosted window, front aspect double glazed frosted window.

Council Tax -

Distance To Stations - West Drayton Station - (Crossrail/Elizabeth Line) - 1.4 miles

Uxbridge Station - (Metropolitan/Piccadilly) - 1.5 miles

Hillingdon Station - (Metropolitan/Piccadilly) - 1.8 miles

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: Detached Bungalow

Parking: Off Street

Year built: 1920

Construction materials: Brick and block, Timber frame

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

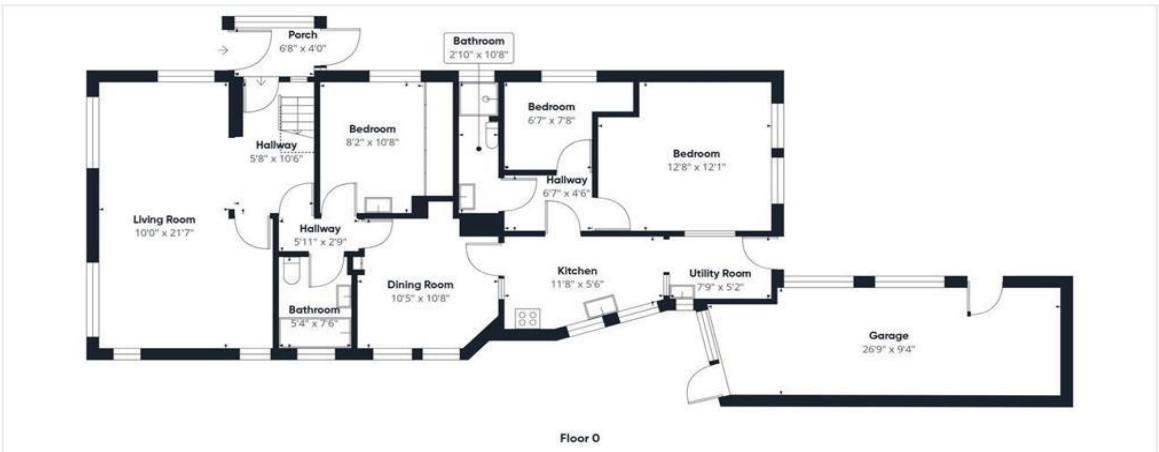
Electric: National Grid

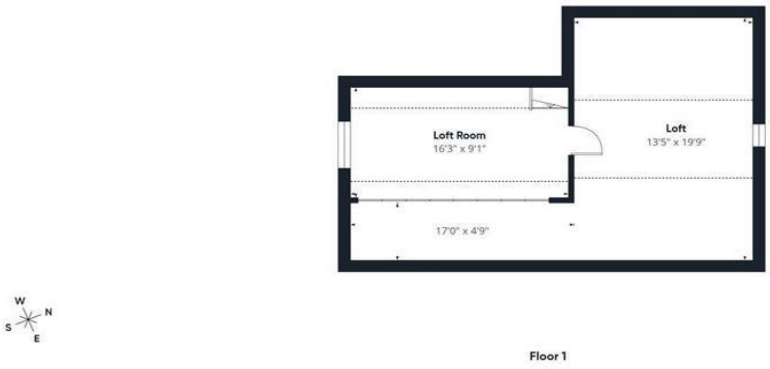
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No



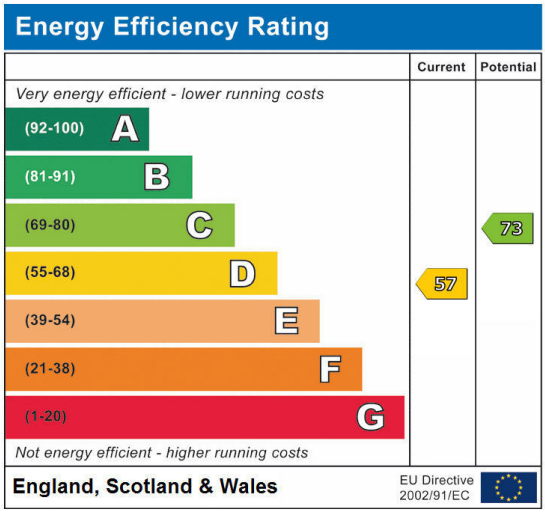

Approximate total area(1)
1724 ft²
Reduced headroom
309 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




## Pield Heath Road, Uxbridge, UB8 3NQ

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382, london@pattinson.co.uk, www.pattinson.co.uk**

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