



Auction

Digitally Altered

3 bed detached bungalow to buy

Field Heath Road, Uxbridge, UB8 3NQ

£450,000 Starting Bid

 x 3  x 2  x 2

Tenure

Freehold

Property features

 EPC Rating D

Off Street parking

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

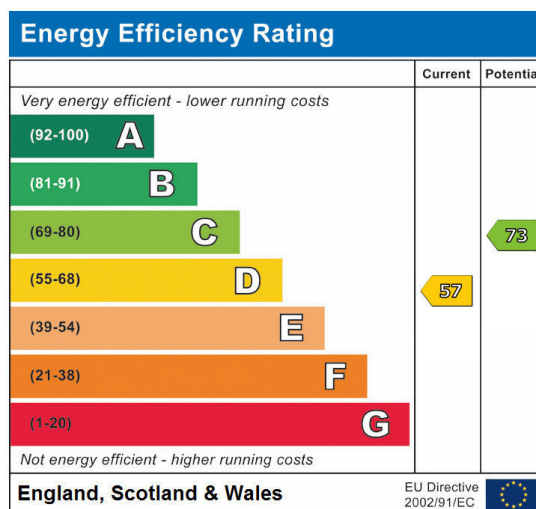
Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No



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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

