



213b Harefield Road, Uxbridge, UB8 1PP

Guide Price £725,000



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



- No Upper Chain
- Sought After Private Location
- 0.9 Miles To Uxbridge Train Station
- Semi Detached Chalet Bungalow
- Three Bedrooms
- Three Bathrooms
- Rear Garden
- Off Street Parking
- Spacious Accommodation

\*\*\*NO UPPER CHAIN\*\*\* Situated in a very sought after and private location, this spacious and beautifully presented three bedroom extended chalet bungalow is perfect for families and downsizers alike.

The property begins with an inviting and generous sized entrance hallway. A very spacious lounge leads into a modern fitted fully functional kitchen diner perfect for family living, also providing access to the rear garden. To the front of the home, there is an excellent sized bedroom offering a full range of built in wardrobes and an en suite bathroom. Completing the ground floor is a downstairs WC.

To the first floor, there are two larger than average bedrooms both benefitting from three piece modern style shower rooms. The master bedroom also offers a walk-in wardrobe.

Outside, there is a private rear garden which is mainly laid to lawn with tree and bush borders. The patio area is perfect for those summer months. The side access from the garden leads to the front of the home which provides off street parking for up to two vehicles.

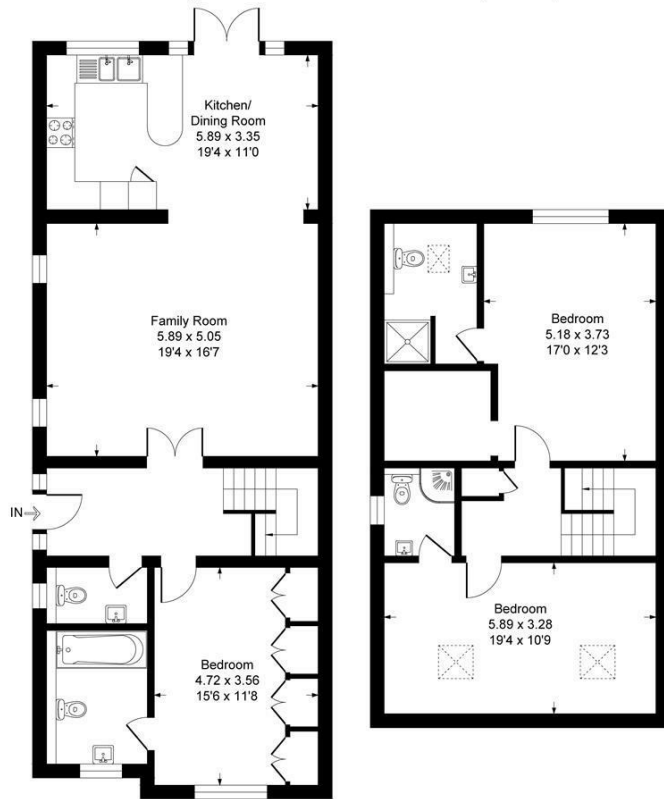
Located in the heart of Uxbridge Town a popular and sought after location. Only 0.9 miles from the property, Uxbridge Underground Station provides access to the Metropolitan and Piccadilly lines, convenient for getting into central London. Well within walking distance there is Uxbridge High Street and Intu Shopping Centre offering a vast amount of shops, restaurants and more. The property is in close proximity to the M40, M25 and M4 motorways. The property is within the catchment area for the prestigious Vyners School.





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Approximate Gross Internal Floor Area = 155.0 sq m / 1669 sq ft



Ground Floor

First Floor

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



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119 Oakwood Road, Bricket Wood, St Albans,  
Hertfordshire, AL2 3QB  
01923 682 888 sales@carterhayward.co.uk

[www.carterhayward.co.uk](http://www.carterhayward.co.uk)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>81</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		