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& MILLER



Clammas Way, Uxbridge, UB8 3AN
£600,000

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- Three Bedroom Semi Detached House
- Extended To The Rear
- Two Reception Rooms
- Outbuilding
- Good Condition Throughout
- Two Bathrooms
- Scope To Extend Further STPP
- Off Street Parking For Two Cars
- Short Walk To Local Amenities & Transport Links
- Sought After Road

Description

This charming family home offers a perfect blend of comfort and practicality. Spanning an impressive 1,352 square feet, the property is in good condition throughout, making it an ideal choice for families seeking a welcoming environment.

Upon entering, you are greeted by a spacious reception room, a convenient downstairs bathroom, the heart of the home is undoubtedly the open-plan fitted kitchen and dining area, which flows seamlessly into a family room. This inviting space not only provides a perfect setting for family gatherings but also grants access to the rear.

As you ascend to the first floor, you will find three well-proportioned bedrooms, each offering a comfortable retreat for rest and relaxation. The family bathroom, complemented by a separate WC, adds to the practicality of this well-designed home.

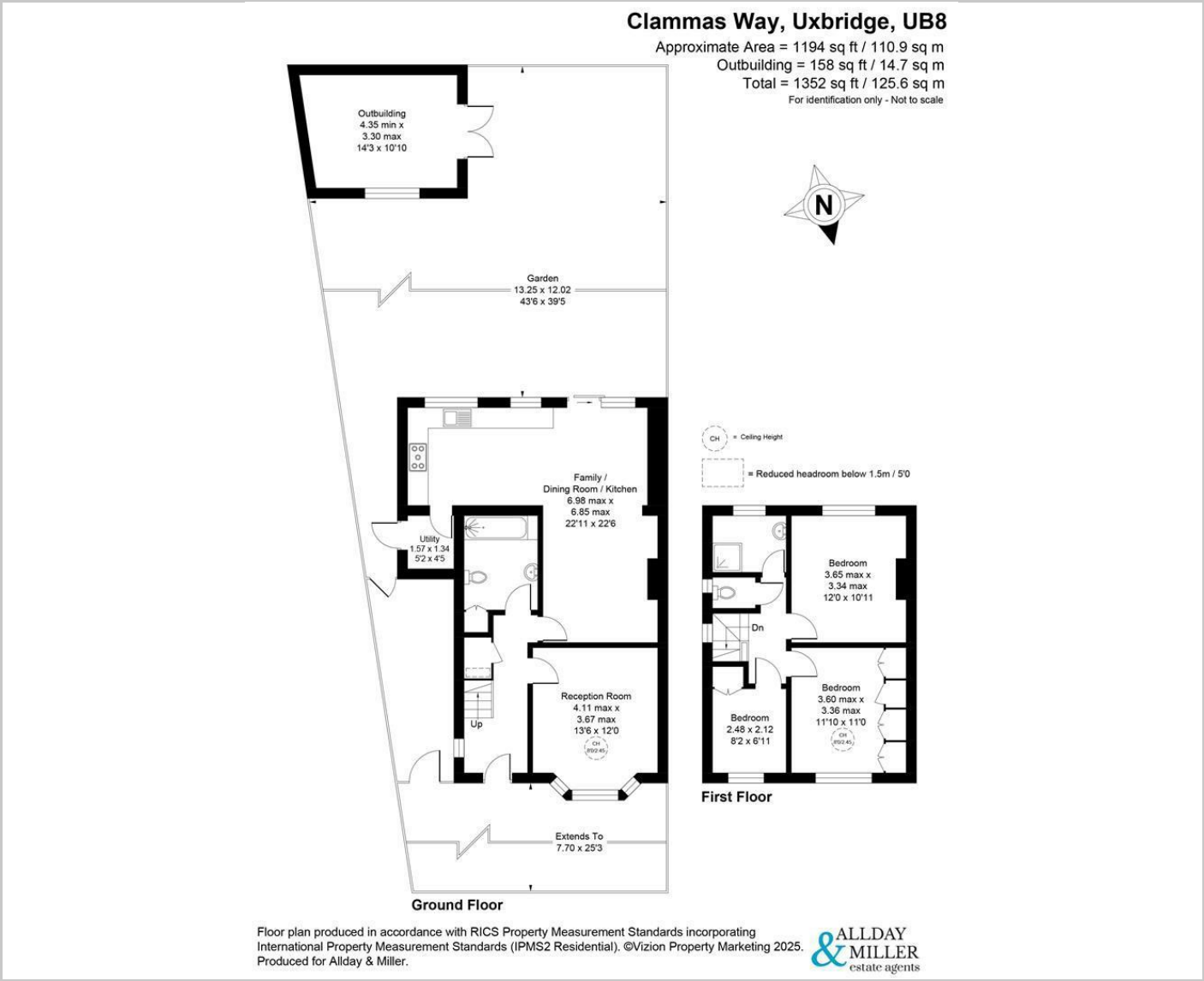
Externally, the property boasts a front drive with parking, a valuable feature in this sought-after location. The rear garden is mainly laid to lawn, providing a delightful space for dining and entertainment.

Situation

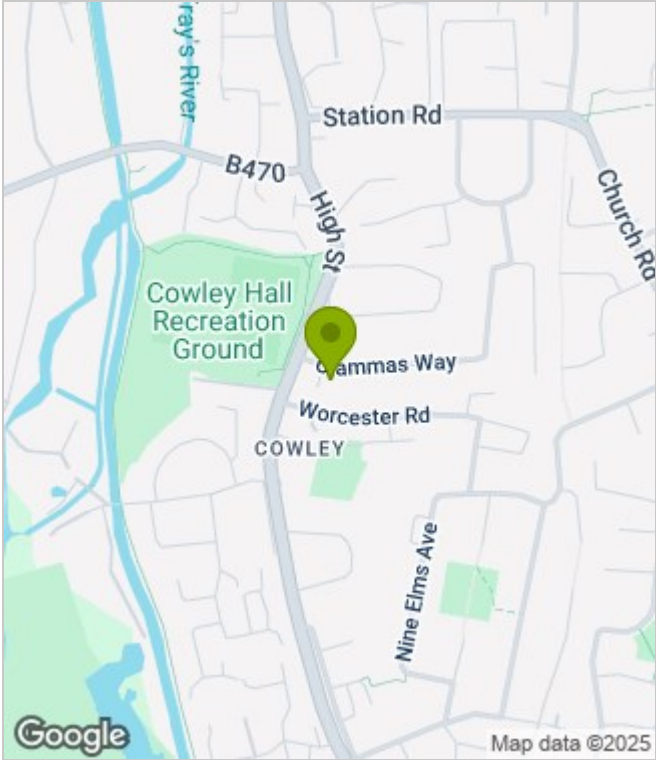
Clammas Way is positioned close to good amenities that include local shops, well-regarded schools and has easy access to Hillingdon Hospital, Brunel University and Stockley Business Park. Uxbridge and West Drayton are a short drive away and provides more comprehensive shops, restaurants, bars along with Uxbridge tube station and West Drayton train station. Uxbridge Station runs both the Metropolitan and Piccadilly Line services into London. West Drayton station also has access to the Crossrail (Elizabeth) Line and runs a fantastic non-stop service to destinations such as Heathrow Airport (8 mins), Bond Street (23 minutes*), Paddington, Canary Wharf, and Liverpool Street just 20 minutes*, 37 minutes* and 31 minutes* respectively. There are a number of bus/road links close by creating easy access to Heathrow Airport, the M4 and M25.



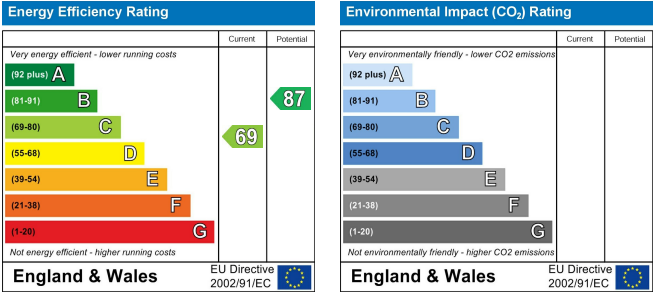
Floor Plans



Area Map



Energy Performance Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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