



14 Church Close, Uxbridge
Uxbridge

In Excess of **£500,000**



14 Church Close

Uxbridge

Beautifully presented 3-bed semi with character features, modern kitchen, conservatory, private garden, off-road parking, outbuildings, canal-side views, and potential for extension (STPP). Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi detached family home
- Three bedrooms
- Reception room and conservatory
- Stylish bathroom with walk-in shower
- Large garden with selection of outbuildings
- Outbuilding with annexe potential, subject to any necessary consents
- Scope for considerable extension STPP
- Off-street parking
- Canal-side location with scenic views
- Located in a quiet close conveniently situated for Uxbridge Town Centre



Church Close, Uxbridge, UB8

Approximate Area = 959 sq ft / 89 sq m

Outbuildings = 646 sq ft / 60 sq m

Total = 1605 sq ft / 149 sq m

For identification only - Not to scale





Sam Robbins Estate Agents

1B, High Street, Ruislip - HA4 7AU

01895 217 217

hello@samrobbins.co.uk

<http://www.samrobbins.co.uk>

