



Pole Hill Road, Uxbridge, UB10 0QB

DO NOT MISS THIS!

THIS IS A SUBSTANTIAL 3/4 DOUBLE BEDROOM DETACHED BUNGALOW WITH 3 RECEPTION ROOMS POSITIONED ON A LARGE PLOT WITH A MAGNIFICENT 120' APPROX REAR GARDEN PLUS LARGE FRONT GARDEN WITH A 28' INTEGRAL GARAGE AND GATED OWN DRIVE.

YOU HAVE AN EXCELLENT OPPORTUNITY HERE TO CREATE AN EVEN MORE CONSIDERABLE SIZED PROPERTY WITH FURTHER EXTENSION POTENTIAL AVAILABLE TO THE SIDE, REAR AND FIRST FLOOR.

Pole Hill Road is located within a popular residential area short walking distance to the transport links and shopping facilities on the Uxbridge Road.

Spacious accommodation is currently configured to provide a large entrance hall, main reception room, dining/tv room, family room, spacious kitchen/breakfast room with separate utility room, downstairs toilet and 2 double bedrooms (1 of the reception rooms can easily be used as another bedroom). Upstairs has a generous sized double bedroom and equally generous sized bathroom, corner bath + walk-in shower. Outside there is a 120' approx rear garden with a large patio and a substantial sized lawn with a variety of shrubs and flowers + side access gate. You also have a large front garden with an integral 28' garage and gated driveway which could be converted into a carriage style, in and out drive.

VIEWING IS HIGHLY RECOMMENDED!

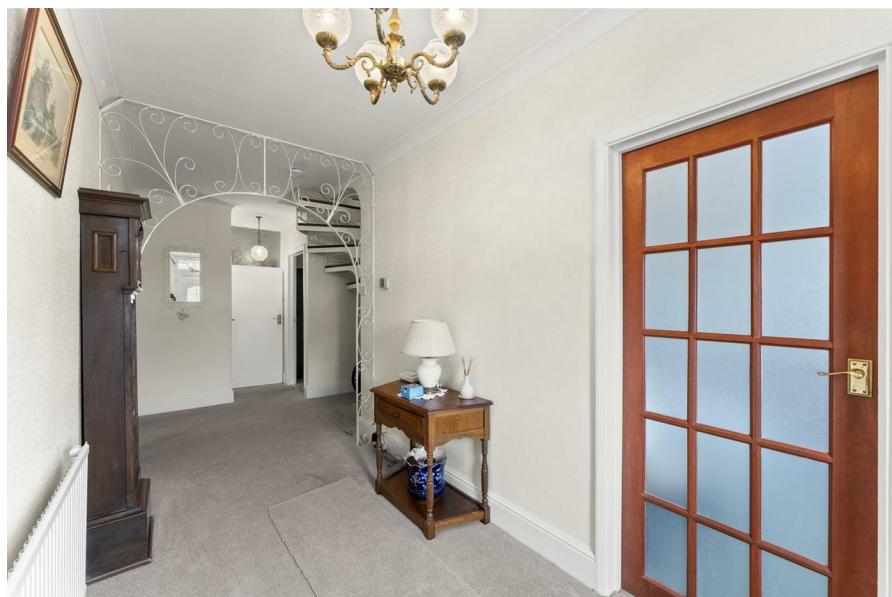
Asking Price £899,950

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

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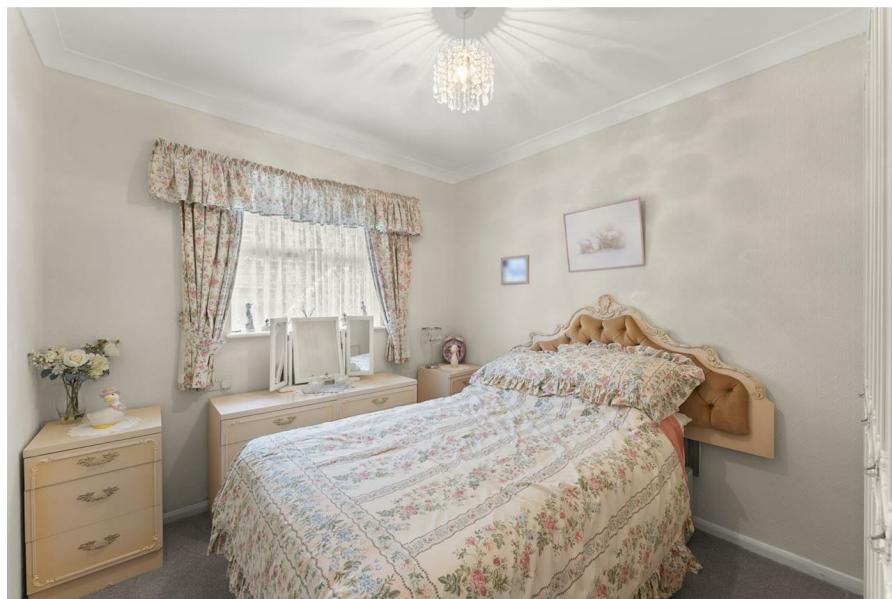
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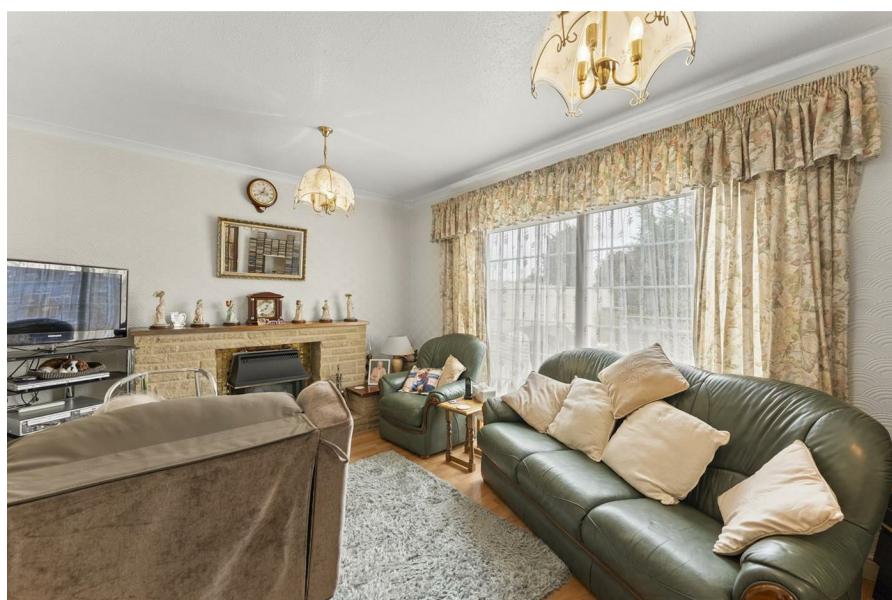
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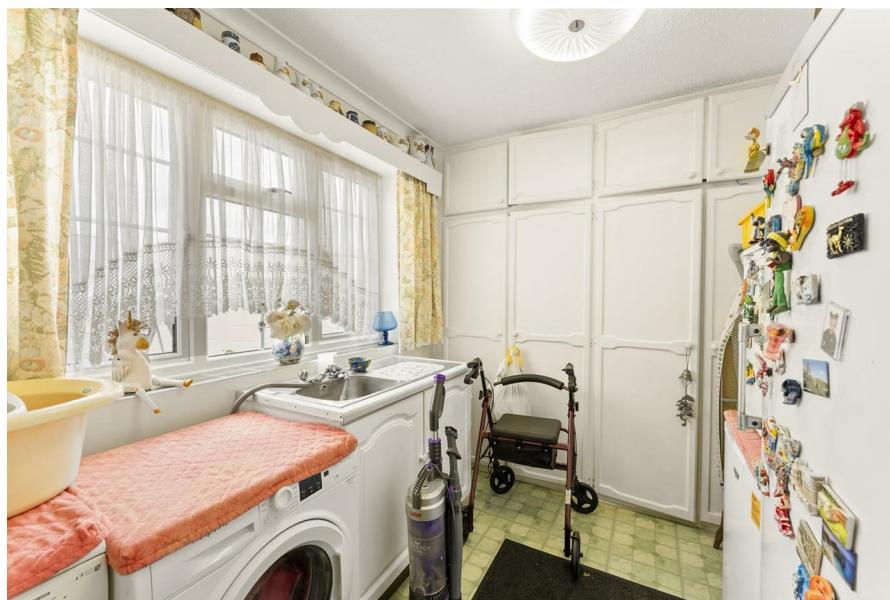
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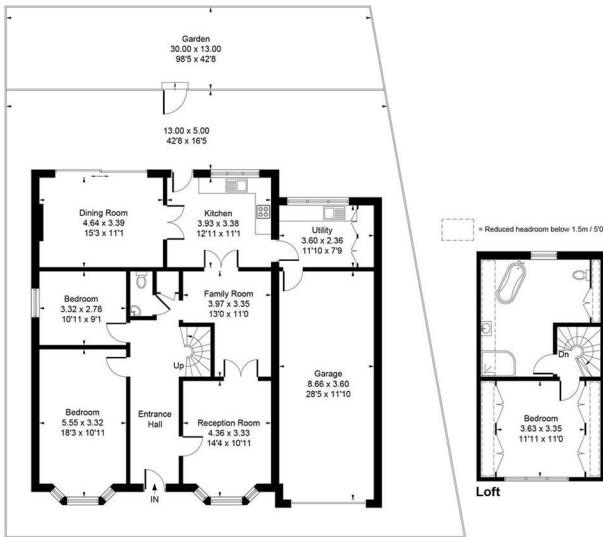


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Approximate Gross Internal Area = 185.95 sq m / 2002 sq ft
(Including Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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