



### **Thackeray Close, Uxbridge, UB8 3DW**

CHARRISON DAVIS ARE DELIGHTED TO BE CHOSEN AS THE SELLERS SOLE AGENT FOR THIS IMPRESSIVE 4 BEDROOM / 2 BATHROOM EXTENDED SEMI DETACHED FAMILY HOUSE SITUATED IN A QUIET RESIDENTIAL CLOSE. This excellent property has an entrance hall, single storey side extension providing a 4th bedroom with its own shower room and toilet, spacious lounge with double doors connecting to an extended modern fitted kitchen/dining room. Upstairs has loft space suitable for conversion stpp, 3 bedrooms and a modern bathroom plus plumbed shower unit . Outside has a feature covered patio area ideal for BBQ's etc and a well tended lawn. To the front is your own drive parking 3/4 cars. Thackeray Close is set within a popular residential area of Hillingdon, conveniently located for local shops, schools and within easy reach of Uxbridge Town Centre with its variety of shops, restaurants, bus links and Metropolitan/Piccadilly train station. Heathrow airport, Stockley Park Business Centre and Golf Club, Brunel University, Hayes Elizabeth line station and the M4 and M25 are also close by.

**Asking Price £619,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

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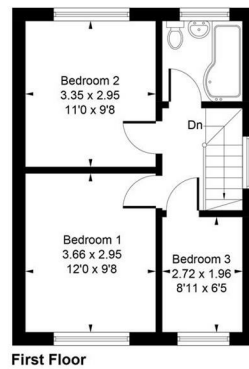
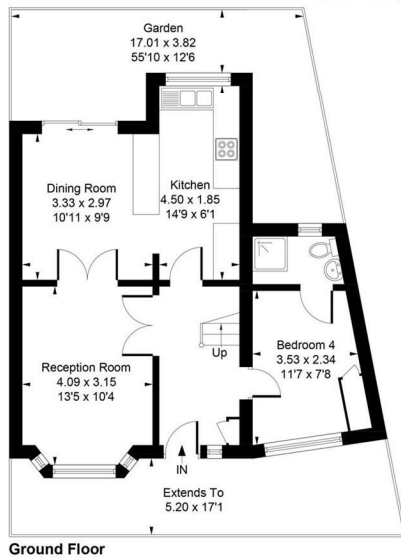
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Approximate Gross Internal Area  
87.10 sq m / 938 sq ft



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 purchase.  
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## Energy Efficiency Rating

|                                                                                                                                                                                                                                                                                              | Current                            | Potential                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>65</p>                          | <p>86</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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