

North Way

Uxbridge • Middlesex • UB10 9NG

Guide Price: £620,000



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A four bedroom semi-detached home set in a most enviable and ultra convenient location in the heart of Uxbridge offering heaps of potential.

This property is positioned between both Hillingdon and Uxbridge tube stations both on the Metropolitan & Piccadilly lines along with effortless access onto the A40, providing a direct route into Central London. Hillingdon Leisure Centre and extensive fields are within walking distance, along with the town centre with its vast selection of shopping facilities

Four bedrooms and study room

Semi detached house

Sought after location in Uxbridge

No onward chain

Modernisation required

Two reception rooms

Garage

Driveway with off street parking

Close to sought after schools

A40/M40/M4 and M25 close by

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Location

North Way is centrally positioned between both Hillingdon and Uxbridge tube stations on the Metropolitan & Piccadilly lines along with effortless access onto the A40, providing a direct route into Central London. There are well regarded schools in close proximity and recreational facilities also nearby such as Hillingdon Golf Club, Court Park, The Common, Uxbridge Cricket Club and the Hillingdon sports and leisure complex. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars is just a short drive away. The Hillingdon House Farm public open space is also at the end of the road.

Property

Enjoying a wonderful location in the heart of Uxbridge is this four bedroom semi-detached family home. The house requires some modernisation giving the potential buyer an opportunity to put their stamp on this home. There is scope to extend subject to the usual planning constraints. On the ground floor there are the two separate reception rooms with the living room to the rear offering access into the the garden via patio doors. To the rear is the spacious kitchen/utility room with doors leading into the garage and garden. On the first floor there are three double bedrooms, bedroom two benefitting built in wardrobes whilst bedroom three enjoys a bay window. Bedroom four is a single room to the rear and there is a study room located to the front of the house. Completing upstairs is the family bathroom with a separate w/c. There is also loft space.

Outside

To the rear is a secluded garden which is mainly laid to lawn with a small patio area closest to the house. To the front there is parking for one car, access to the garage and a small garden which could be turned into space for further off street parking.



Schools:

John Locke Academy State School 0.2 miles
Hermitage Primary School 0.4 miles
Vyners Secondary School 0.7 miles



Train:

Uxbridge Station 0.6 miles
Hillingdon Station 0.8 miles
Ickenham Station 1.4 miles



Car:

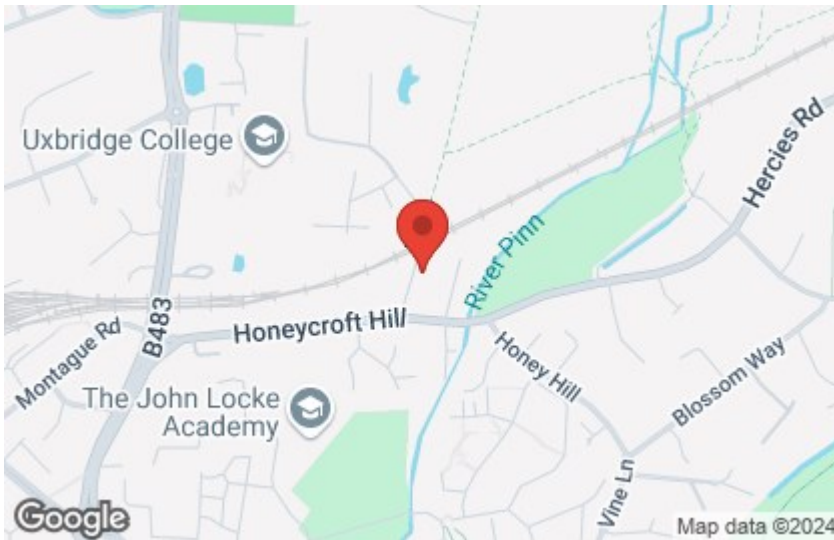
M4, A40, M25, M40



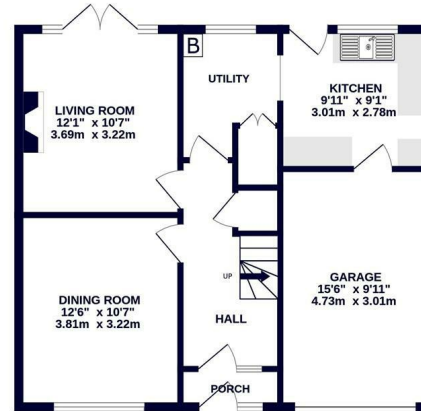
Council Tax Band:

E

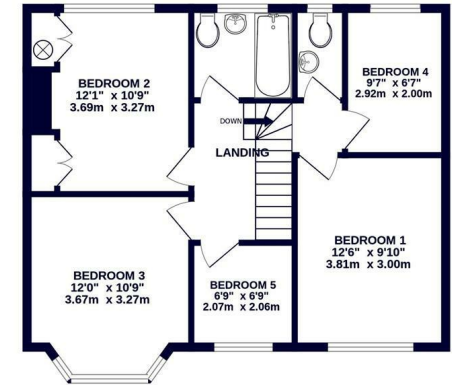
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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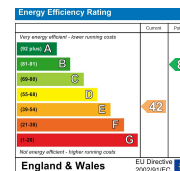


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