

# Walford Road

Uxbridge • Middlesex • UB8 2NG  
Guide Price: £480,000



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# Walford Road

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Nestled in the well-known and desired location of Walford Road, Uxbridge. This generously spacious three-bedroom, end-of-terrace family home offers a fantastic opportunity for those seeking to get their foot on the ladder and town center living. Spread across a generous 887 sqft, the property boasts three bedrooms, one bathroom, a separate living and dining area, and an 82 sqft kitchen. Being just a stone's throw from Uxbridge Town Centre, the property offers a short walk to the High Street, which includes two shopping malls, numerous restaurants and bars, and Uxbridge Underground Station, which includes the Metropolitan and Piccadilly line services into Central London.

Three Bedrooms

One Bathroom

Seperate Living & Dining

87sqft Kitchen

Town Centre Living

Desired Location

A Generous 887 sqft

Perfect Opportunity

Private Rear Garden

Permit Parking

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**

Walford Road is situated just a stone's throw away from Uxbridge town center and all its many amenities, including Intu and The Pavilions shopping centers, a number of highly regarded restaurants and bars, and its Metropolitan/Piccadilly line station. The area is well served by well-regarded primary and secondary schools, and the M25/M40 and A40, with their direct links to London and the home counties, are just a short drive away.

### **Property**

This well-presented and generously spacious three-bedroom end-of-terrace family home sits in the desired location of Walford Road, Uxbridge. The property benefits from three bedrooms, one bathroom, a separate living and dining area, and an 82 sqft kitchen that is spread across a generous 887 sqft. For those seeking town center living, the property is just a stone's throw from Uxbridge Town Centre, making it a desirable location for those needing quick transport routes into Central London or motorway access.

### **Outside**

The property benefits from permit parking and a private rear garden for those seeking outdoor space.



### Schools:

Whitehall Infant and Junior Schools 0.1 miles  
St Mary's Catholic Primary School 0.4 miles  
John Locke Academy 0.7 miles



### Train:

Uxbridge Station 0.5 miles  
Hillingdon Station 1.6 miles  
West Drayton Station 2.0 miles



### Car:

M4, A40, M25, M40



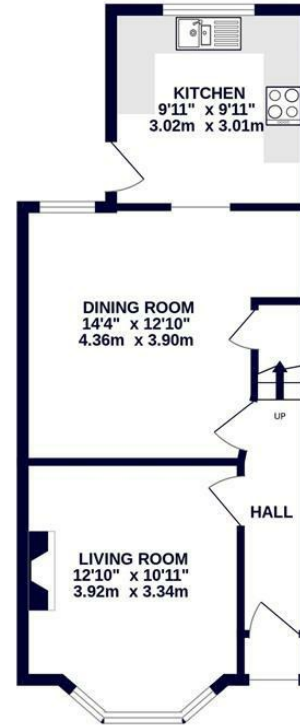
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Extremely energy inefficient - very high running costs	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.