

# Bridge Road

Uxbridge • Middlesex • UB8 2QN  
Guide Price: £450,000



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est 1986

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Offered to the market is this fantastic three bedroom mid terrace home which provides masses of potential throughout for a young family looking to put their own stamp into a forever home or an investor looking for a fantastic return on investment. Bridge Road is situated just a short stroll away from Uxbridge town center with it's vast array of bars, restaurants and numerous shops via two shopping centres along with untold transport links such as the Metropolitan and Piccadilly line tube services and Uxbridge bus station.

Three bedrooms

Mid terrace home

Off street parking

Brilliant investment opportunity

Private garden

Scope for extensions (SSTP)

Fantastic location

Close proximity to Uxbridge town centre

Easy access to A40 / M25

Nearby to highly regarded schools

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.





### Property

A sought after three bedroom mid terrace home offering masses off potential throughout for a family or investor looking to put their own stamp on their forever home or long-term investment. The property compromises of a large living/dining space along with a fitted kitchen at the rear offering ample worktop space and an abundance of storage throughout. Proceeding upstairs is the master bedroom at the front of the property spanning over 17 feet wide. Upstairs consists of a further double bedroom along with a third bedroom great for young children or an office space if required. Concluding the upstairs is the bathroom suite.

### Outside

The front of the property benefits from off street parking along with further on street parking for Hillingdon residents via a permit. This home benefits from private side access leading to the rear of the property from which the back garden offers a brilliant opportunity for a family to create their own garden to however they wish. Currently the garden has a large patio area which offers a great entertaining space along with a large lawn area with mature shrubbery throughout.

### Location

Bridge Road is a popular residential road located approximately half a mile away from Uxbridge town centre with its vast array of shopping facilities, restaurants, bars, bus links and tubelines via the Metropolitan and Piccadilly line services. The property also embraces easy access to Brunel University and Hillingdon Hospital. There are a number of popular schools close by such as St Mary's and Whitehall. The A40/M40 and M4 are a short drive away offering links to London, Heathrow and the Home Counties.



### Schools:

Whitehall Junior School (0.3 Miles)  
St Mary's Catholic Primary School (0.4 Miles)  
St Andrew's CofE Primary School (0.6 Miles)



### Train:

Uxbridge Station (0.6 Miles)  
Hillingdon Station (1.9 Miles)  
West Drayton Station (2.1 Miles)



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



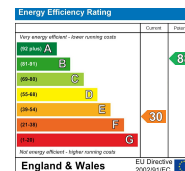
TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

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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