

Whitehall Road

Uxbridge • Middlesex • UB8 2DU

Guide Price: £315,000



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Offered to the market is this fantastic first floor maisonette offering a brilliant opportunity for a first time buyer looking for their first home or an investor looking for a brilliant return on investment. Whitehall Road, a residential road offering easy access to a number of highly regarded local schools, numerous shops, Uxbridge Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties.

Two bedroom maisonette

First floor

Brilliant condition throughout

Permit parking

Great investment opportunity

Fantastic location

Walking distance to Uxbridge town centre

Nearby to great transport links

Closeby to highly regarded schools

Easy access to A40 / M25

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

This well presented and generously spacious two-bedroom, one bathroom first floor maisonette is situated in the desired location of Whitehall Road. Spread across a generous 622 sqft, the property boasts a well presented living space that includes a fantastic feature fireplace, a sizable kitchen offering an abundance of worktop space along with ample cupboards throughout. Two double bedrooms with the added luxury of fitted wardrobes in the master bedroom and a modern fitted bathroom.

Outside

Whitehall Road has the bonus of ample on street parking along the road and surrounding roads via permits. The property benefits from outdoor bin storage along with a large shared front garden.

Location

Whitehall Road is situated just a stone's throw away from Uxbridge town centre and all its many amenities, including The Chimes and Pavilions shopping centres, a number of highly regarded restaurants and bars along with 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.



Schools:

Whitehall Infant and Junior Schools 0.2 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:

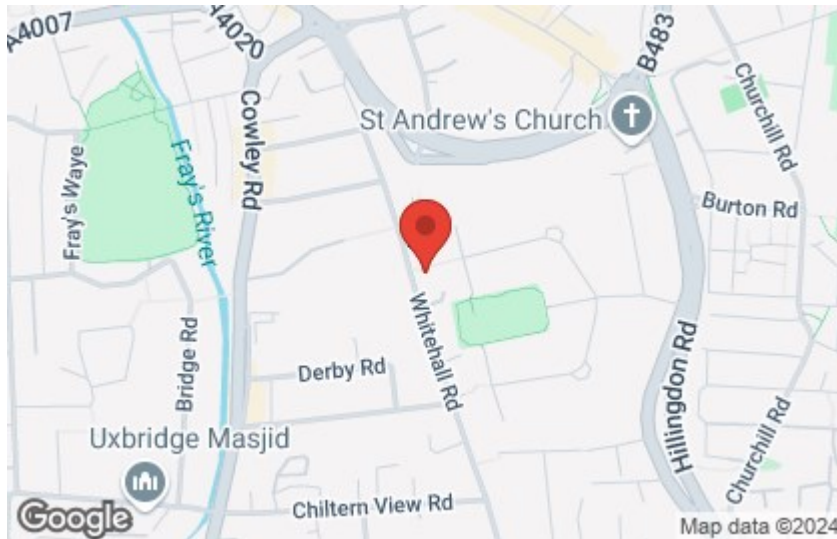
M4, A40, M25, M40



Council Tax Band:

C

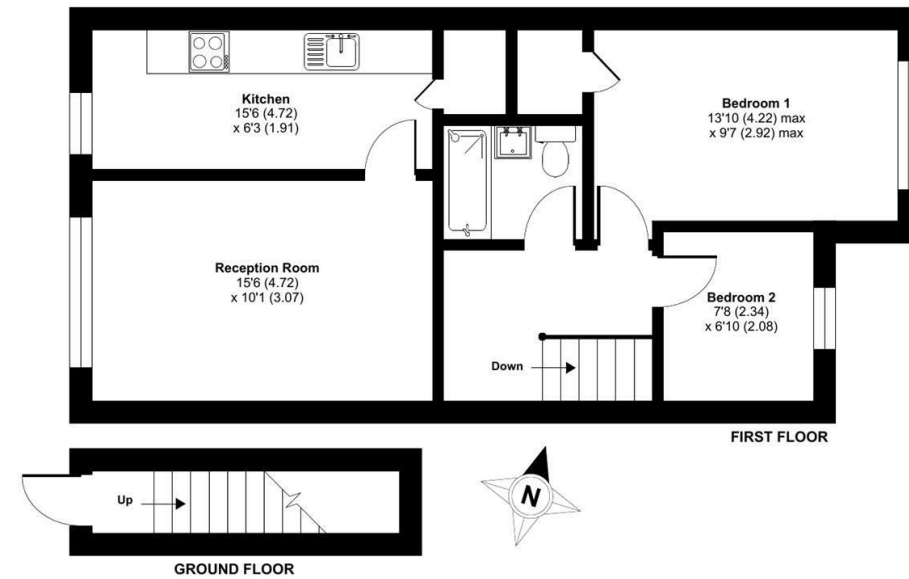
(Distances are straight line measurements from centre of postcode)



Whitehall Road, Uxbridge, UB8

Approximate Area = 622 sq ft / 57.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Coopers. REF: 1176169

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	76	76
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - highest running costs	G		

England & Wales
EPC 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.

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