

Frays Waye

Uxbridge • Middlesex • UB8 2RJ

Guide Price: £500,000



coopers
est 1986

Frays Way

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Situated in the desired location of Frays Way, this generously spacious three-bedroom, one-bathroom family home is presented to the market. Spread across a generous 917sqft, the property has three bedrooms, one bathroom, a downstairs WC, two reception rooms, a kitchen, and a large private rear garden. Being a stones throw from Uxbridge Town Centre, the property presents a perfect opportunity for those needing local amenities, close transport links, and driving links.

Three bedrooms

One bathroom

Two reception rooms

Private rear garden

A generous 917 sqft

Chain free

Desired location

Project potential

Spacious living

Walking distance to Uxbridge Town Centre

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.





Description

This generously spacious and well-maintained three bedroom, one bathroom family home is presented to the market offering a brilliant opportunity for a family to put their own stamp on their forever home. The property benefits from a generous 917 sq ft of internal space that is spread across three double bedrooms, one bathroom, two reception rooms, a downstairs WC, and a spacious kitchen space with ample worktop space along with fitted cupboards throughout along with views across the private rear garden.

Outside

For those seeking private outdoor space, the property benefits from a sizable well maintained rear garden offering a large patio area offering entertaining space through the summer months along with a large laid to lawn. The front garden is made up of mature shrubbery set behind a lovely brick wall for privacy. It is also situated just a 10-minute walk to the Grand Union Canal for those who are looking for long green walks that stretch as far as Harefield. The property benefits from on street permit parking for Hillingdon Residents.

Location

Frays Way is a popular residential road located under a mile away from Uxbridge town centre with its vast array of shopping facilities, restaurants, bars, bus links and tube station. The property also offers easy access to Brunel University, Hillingdon hospital and the large open playing field of Rockingham Recreation Ground. 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 Marys Catholic Primary School 0.1 miles
Bishopshalt Primary School 2.0 miles



Train:

Uxbridge 0.5 miles
Hillingdon 1.8 miles
West Drayton 2.3 miles



Car:

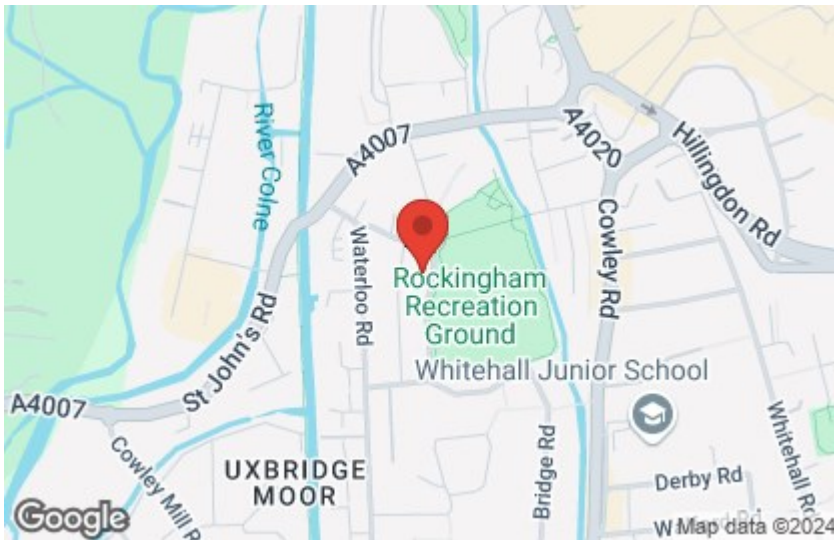
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.9 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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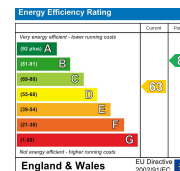


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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.