

# Wellington Road

Uxbridge • Middlesex • UB8 2AP

Guide Price: £650,000



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A stunning character-filled semi detached house situated in the heart of Uxbridge. The property has been immaculately maintained by the present owners and offers stylish modern living within a period property. The property boasts numerous features that include a double reception room, impressive extended kitchen/breakfast room with bi-fold doors leading onto the rear garden, utility room, separate snug room, two contemporary bathrooms and four bedrooms.

Character 1860's period home

Moments from Uxbridge Station & Town Centre

Four bedrooms & Two bathrooms

Viewing highly recommended

Immaculate Condition Throughout

Double reception room

Large contemporary kitchen

Utility & snug room

Secluded and well maintained garden

Uxbridge Train Station and highly regarded schools 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

Wellington Road is conveniently situated within easy walking distance of Uxbridge town centre with its two large shopping centres (Intu Uxbridge & Pavillions), restaurants, coffee shops, cinema and pubs. Close by are well-regarded schools, Hillingdon leisure centre, golf courses and award winning local parks. The area also has excellent transport links including Uxbridge Tube (Met & Piccadilly) station, bus station and easy access to the M25, M40 and A40.

### Property

Offering light filled interiors and neutral decoration throughout the accommodation comprises an entrance hallway with doors to the left hand side leading into a bay fronted living room with a eye catching traditional fireplace that really is a feature of this home. From here there are glass French doors leading you into the, dining room, snug room and utility. Completing the ground floor, to the rear, is the kitchen/breakfast area where you can find a fully fitted kitchen, underfloor heating and skylight windows allowing natural light throughout. There are bi-fold doors opening onto the landscaped garden. To the first floor there is a landing leading you to the three bedrooms and large family bathroom suite characterized by warm, natural colours offering a cozy feel. To the first floor is the loft conversion where you can find the master bedroom, en-suite bathroom with underfloor heating and a Juliet balcony over looking the rear.

### Outside

The back garden offers a peaceful and serene outdoor space filled with a variety of beautiful plants, flowers and an artificial lawn area making this a low maintenance yet beautiful garden to enjoy especially throughout the summer months. To the front there is a well maintained garden with a paved pathway leading to the front door.





### Schools:

St Mary's Catholic Primary School 0.2 miles  
Whitehall Infant and Junior School 0.2 miles  
Uxbridge High School 0.6 miles



### Train:

Uxbridge 0.2 miles  
Hillingdon 1.6 miles  
Ickenham 2.2 miles



### Car:

M4, A40, M25, M40



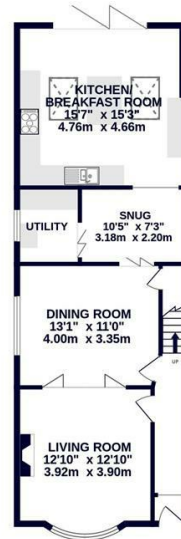
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR  
257 sq.ft. (23.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1454 sq.ft. (135.1 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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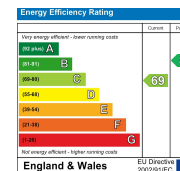
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