

# Victoria Road

Uxbridge • Middlesex • UB8 2TW

Guide Price: £525,000



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A truly charming three bedroom terraced house in Uxbridge incredibly well placed, being situated close to Uxbridge town Centre and all the benefits Uxbridge town centre has to offer. This home is also offered to the market with added advantage of having no chain. The property has been tastefully updated by the current owners over the years and is presented in great decorative order with spacious and light filled rooms throughout.

Attractive Victorian home

Three bedrooms

Serene rear garden overlooking the river

Fitted kitchen with appliances

Large bay window in living room

Immaculate condition throughout

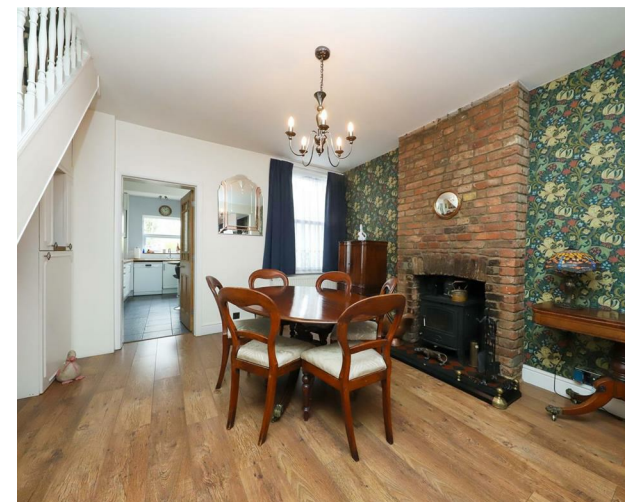
Moments away from Uxbridge town centre

Close proximity to highly regarded schools

Character features

Council tax band D

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

Victoria Road is centrally located within easy walking distance of Uxbridge town centre offering a wide selection of amenities, including shops, restaurants, and entertainment venues. Close by are well regarded schools and award winning local parks. The area also has excellent transport links including Uxbridge Tube (Met & Piccadilly) station, bus station and access to the M25, M40 and A40.

### Property

The accommodation itself briefly consists of an entrance hallway, open plan living/dining room with two feature fireplaces. One benefiting from a wood burner, the other is a gas fireplace. There is a stunning fitted kitchen which leads through to a convenient lean-to taking you into the garden. To the first floor are three well proportioned double bedrooms, the master stretching to 13ft x 12ft and finally completing the first floor is the family bathroom.

### Outside

An attractive private garden at the rear of the property providing a serene outdoor space, perfect for leisure activities and gardening enthusiasts who are seeking peace in a relaxing setting. The garden backs onto the picturesque River Frays, enhancing the property's appeal with scenic views.





### Schools:

St Mary's Catholic Primary School 0.2 miles  
 Whitehall Junior School 0.6 miles  
 St Andrew's CofE Primary School 1.5 miles



### Train:

Uxbridge 0.5 miles  
 Hillingdon 1.6 miles  
 Ickenham 2.1 miles



### Car:

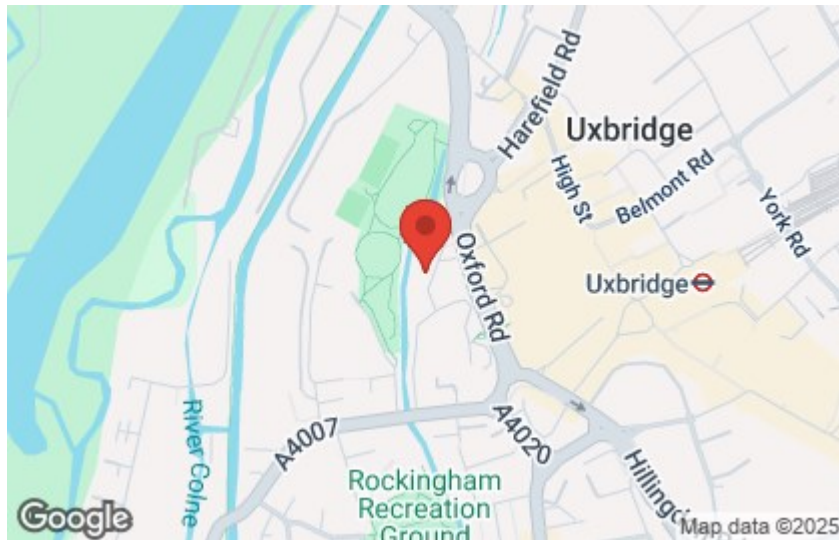
M4, A40, M25, M40



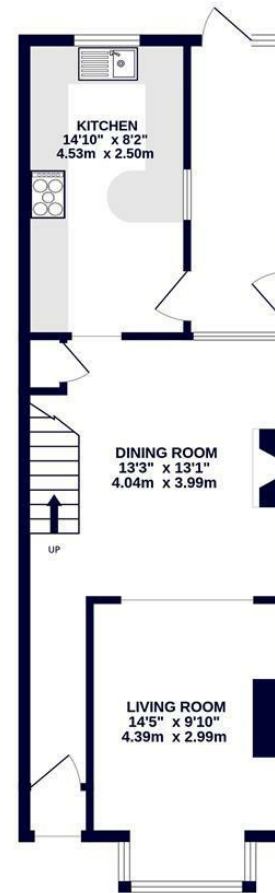
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
 448 sq.ft. (41.6 sq.m.) approx.



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TOTAL FLOOR AREA : 978 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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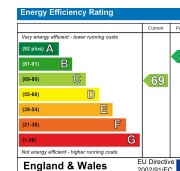
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