

# Waterloo Road

Uxbridge • Middlesex • UB8 2QZ

Guide Price: £475,000



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# Waterloo Road

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This light-filled semi-detached home is conveniently situated in a prime town centre location, providing easy access to local shops, restaurants, and entertainment. Inside, the property features a welcoming entrance hallway, spacious bay-fronted reception room with fireplace, formal dining room, and fully-equipped kitchen with access to the rear garden. Upstairs are two double bedrooms, including a master with built-in wardrobes, and a tastefully updated five-piece bathroom. Exterior features include a front garden and private rear garden with lawn, patio area, and a detached garden office accessible from the rear garden. With its combination of period details and contemporary updates, this move-in ready home is the perfect opportunity for a family seeking both style and convenience.

Semi-detached house

Two double bedrooms

Very well presented

Garden office

Modern kitchen

Five piece bathroom suite

Reception room

Dining room

Front & rear garden

Desirable location

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

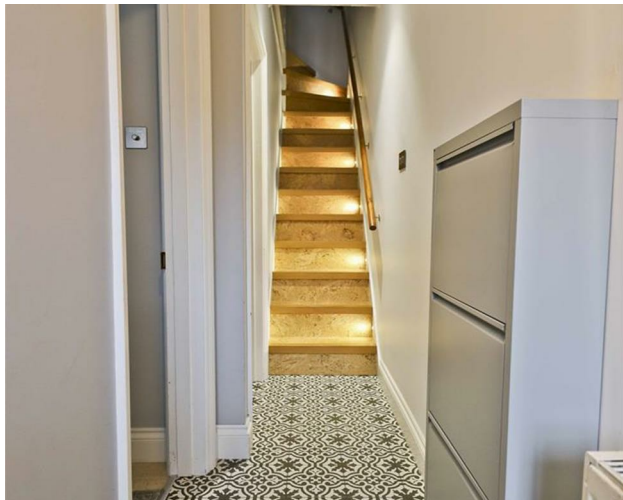
Nestled steps away of the town center, you'll find this stunning two-story family home. Waterloo Road is situated off St Johns Road, on the outskirts of the Town Centre and within easy reach of multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station. Also close by is Brunel University, Uxbridge College and Fasnidge Park.

### Property

This property features an entrance hallway, bay-fronted living room with fireplace, separate dining room, and fully-equipped kitchen with door to rear garden. Upstairs are two double bedrooms, including a master with fitted wardrobes, and a five-piece bathroom suite. Exterior features include front garden, rear private garden with lawn and patio, and a detached garden office.

### Outside

Exterior features include front garden, rear private garden with lawn and patio, and a detached garden office.





### Schools:

Whitehall Infant and Junior School 0.2 miles  
 St Mary's Catholic Primary School 0.3 miles  
 Uxbridge High School 0.6 miles



### Train:

Uxbridge 0.5 miles  
 Hillingdon 1.9 miles  
 West Drayton 2.2 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

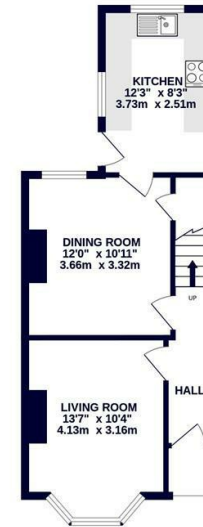
(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
 79 sq.ft. (7.3 sq.m.) approx.



GROUND FLOOR  
 429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
 408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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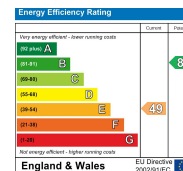
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