

Hows Close

Uxbridge • Middlesex • UB8 2AS
Guide Price: £450,000



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est 1986

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A well presented three bedroom mid terrace house, situated within the heart of Uxbridge town centre. The property offers character and comprises a double reception room, a white high gloss kitchen, downstairs WC, landing with loft space, three bedrooms and a first floor bathroom. Outside, the property has a low maintenance garden and residents' permit parking.

No onward chain

Mid terraced

Three bedrooms

Double reception room

Gloss white kitchen

Downstairs WC

First floor bathroom

Low maintenance garden

Permit parking

Recently re-roofed

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.





Situation

Hows Close is conveniently situated within easy walking distance of Uxbridge town centre with its numerous shops, restaurants, coffee shops and pubs. 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.

Description

A sought after three bedroom period property located in the heart of Uxbridge town centre. The accommodation comprises: hall, double reception room, white high gloss kitchen, downstairs WC, landing, three bedrooms and a first floor bathroom.

Outside

The property has a small enclosed front garden with path to the front door. To the rear is a low maintenance garden that is laid with shingle, along with a storage shed. The area is served by residents permit parking.



Schools:

St Mary's Catholic School 0.2 miles
 Whitehall Junior School 0.3 miles
 Bishopshalt School 1.3 miles



Train:

Uxbridge 0.2 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)



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GROUND FLOOR
 442 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR
 462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA - 903 sq ft. (83.9 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the plan 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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Energy Efficiency Rating	
Current	Planned
Very energy efficient - lower running costs	
99-100 A	
90-91 B	
80-81 C	
70-79 D	59
60-59 E	82
50-49 F	
40-39 G	
All energy efficient - higher running costs	

EU 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.