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Mission Lodge  
44 Waterloo Road  
Uxbridge  
Middlesex  
UB8 2QX

RWHITLEY  
Est. 1938 & CO

# Guide Price £305,000



- No Onward Chain
- One Bedroom House
- Spacious Living Room
- Modern Fitted Kitchen/Breakfast Room
- First Floor Bathroom
- Double Glazing
- Close To Town Centre

## DESCRIPTION

A one bedroom terrace house situated in this attractive building within easy reach of Uxbridge town centre. The property has been finished to a high specification with a contemporary feel and offers good sized rooms well worthy of your early inspection. The accommodation comprises a spacious living room with stylish feature panelling and oak laminate flooring which flows to the kitchen with white high gloss wall and floor cupboard units with quartz worksurfaces. Stairs from the living room lead to the first floor bedroom boasting lofty ceilings and a door to a balcony. The bathroom is fully tiled with a modern white suite.

## LOCATION

The property is situated within walking distance of the town centre and amenities including the Metropolitan & Piccadilly

underground stations, bus terminal, high street and The Intu shopping centre. London Heathrow Airport and the motorway network are within easy motoring distance.

## HEATING & HOT WATER

An electric boiler serves the radiator system and provides the domestic hot water

## WINDOWS

Double glazed windows.

## COUNCIL TAX BAND

We understand that the current council tax band is C.

## SERVICES

Mains electricity, water and drainage.

## TENURE

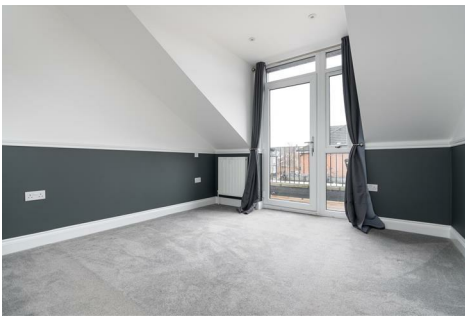
Freehold.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

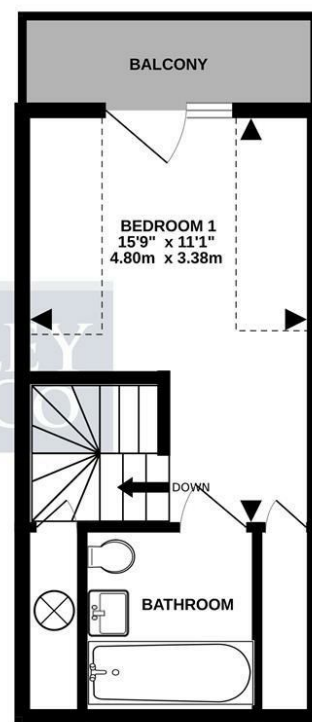
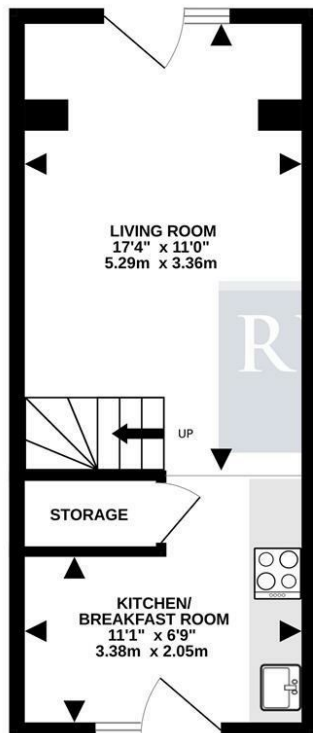
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.

FIRST FLOOR  
248 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.3 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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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA  
[sales@rwhitley.co.uk](mailto:sales@rwhitley.co.uk) | 01895 442711 | [rwhitley.co.uk](http://rwhitley.co.uk)

