



## Hewens Road, , Uxbridge, Middlesex, UB10 0SR

- Two Bedrooms
- Off Street Parking
- Conservatory
- Gas Central Heating & Double Glazed
- Downstairs WC
- Link Terraced Home
- Private Rear Garden
- Further Potential To Extend (STPP)
- Modern Fitted Kitchen & Bathroom
- EPC Rating D

**Asking Price £450,000**





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## DESCRIPTION

Hunters Estate Agents bring to the market this well presented and spacious two bedroom, terraced family home in Hewens Road, Uxbridge. The property is seconds away from the Uxbridge Road and has fantastic potential to extend/develop subject to planning permission.

The property comprises entrance porch/lobby, reception room, kitchen/diner with fitted kitchen, ground floor w.c, conservatory, two first floor bedrooms and a modern fitted shower room. Externally the property has off street parking and a private rear garden along with alleyway and rear access.

Situated just off the Uxbridge Road, Hewens Road is centrally located to a number of amenities including local schools, Stockley Business Park, Hillingdon Hospital, Heathrow Airport, Brunel University and Uxbridge town centre with its vast array of shopping facilities, restaurants and bars. For the commuter just a walk to the end of the road will provide you with a number of bus/road links right the way along the Uxbridge Road. Hillingdon and Uxbridge underground tube stations are less than a 10 minute car journey.

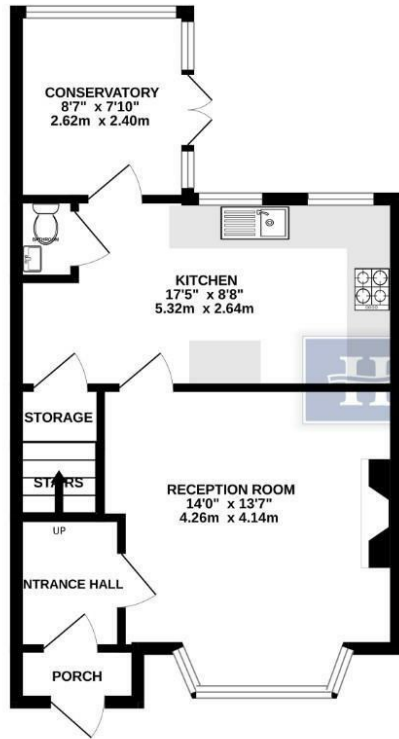




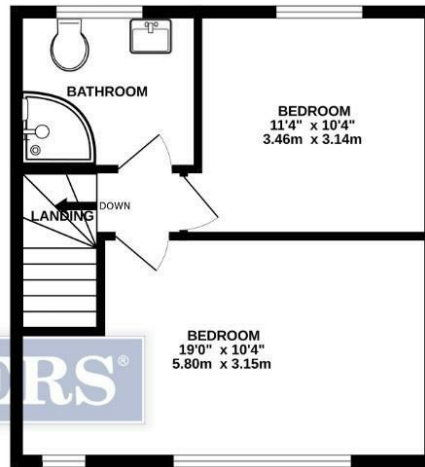




GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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### Viewings

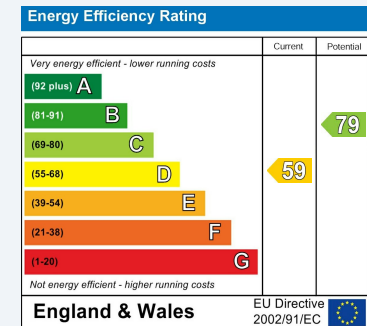
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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