



Montague Road, Uxbridge, UB8 1QN

- Four Bedrooms
- Two Reception Rooms
- No Chain
- Prominent Town Center Location
- Fitted Kitchen & Bathroom
- Semi Detached
- Generous Rear Garden
- Blank Canvas
- Parking to Rear
- EPC Rating: D

Asking Price £610,000

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Situated on a popular street in Uxbridge is this fantastic opportunity to acquire a blank canvas on Montague Road. This semi detached home benefits from four bedrooms and is within close proximity to amenities, transport links and schools.

The property comprises entrance hall, sitting room, fitted kitchen, through lounge reception/dining area, three first floor bedrooms with a fitted bathroom and separate wc and a fourth bedroom situated in the loft. Outside the property has front and rear gardens along with parking to the rear accessible via Iffley Close. Further potential to extend is available subject to planning permission.



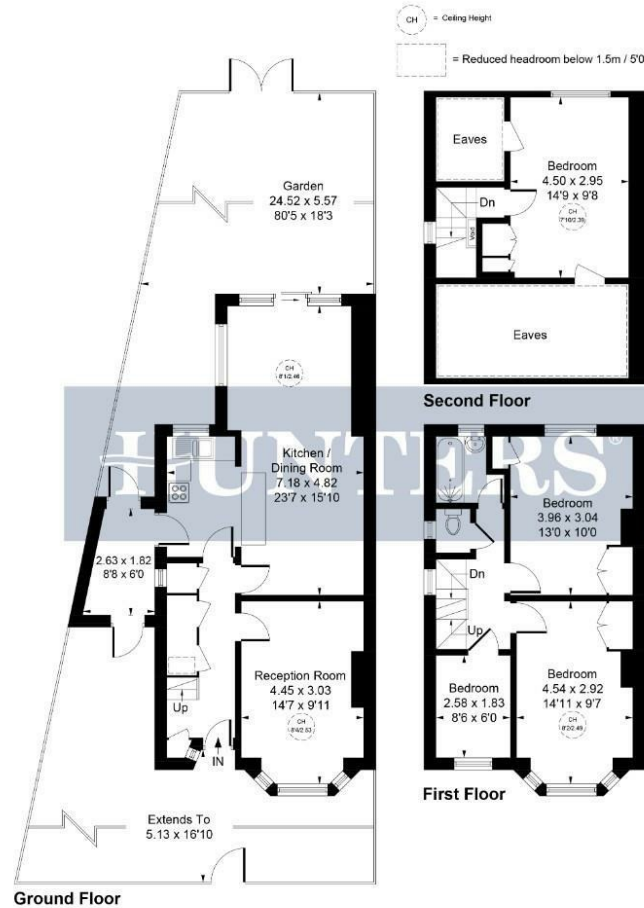
Montague Road a popular residential road in the heart of Uxbridge. A number of local amenities close by including Uxbridge town centre with its variety of shops, restaurants and cafes, Brunel University, Uxbridge College, Stockley Business Park and Heathrow airport also just a short distance away. Uxbridge bus and train station with its several links to central London and the surrounding. Ideally located close to the best schools in the catchment area, Hermitage primary and Vyners secondary school.



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Approximate Gross Internal Area = 113.04 sq m / 1217 sq ft
(Excluding Eaves & Void)



Whilst every attempt has been made to ensure the accuracy of the floor 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.

Produced for Hunters

Viewings

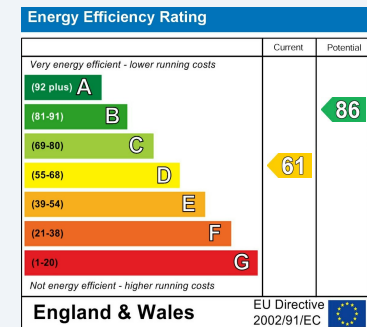
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email: hayes@hunters.com <https://www.hunters.com>

