



Goulds Green, Uxbridge UB8 3DG

- Three Bedrooms
- Extended Kitchen
- Off Street Parking
- Quiet Residential Street
- EPC Rating: TBC
- Semi Detached
- Blank Canvas
- Large Rear Garden
- No Chain

Asking Price £465,000

Tenure: Freehold

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Goulds Green, Uxbridge

DESCRIPTION

A three bedroom, semi detached home being offered for sale with NO ONWARD CHAIN on Goulds Green in Uxbridge. The property serves as a blank canvas for its new owner and already has the benefit of being extended on the ground floor.

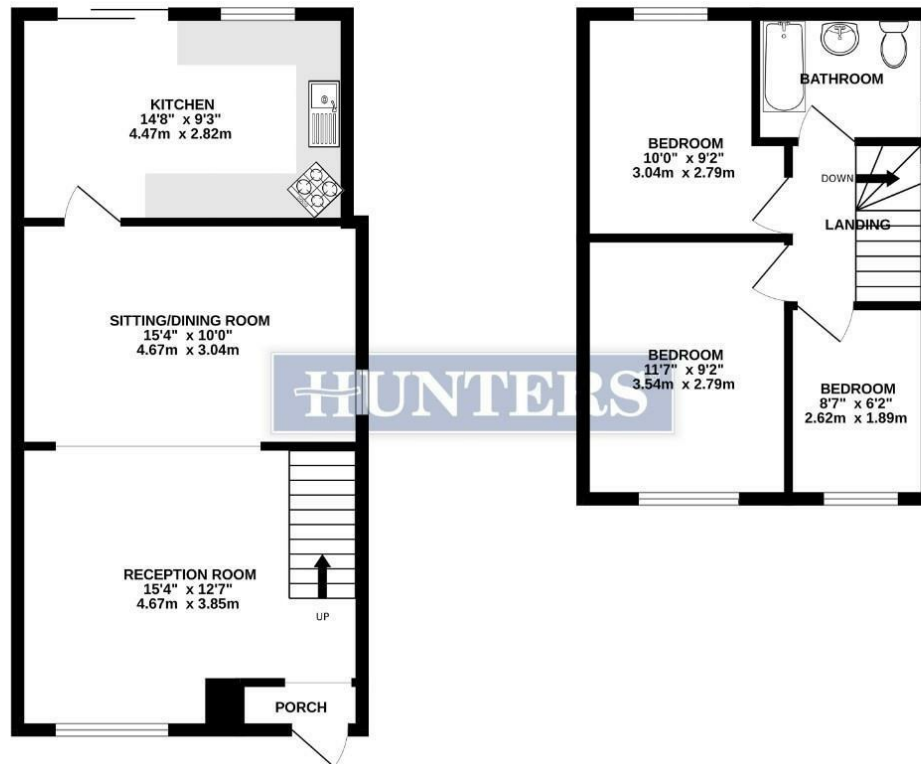
The property comprises entrance porch to reception room which incorporates open plan living with dining room, extended fitted kitchen, three first floor bedrooms and a fitted bathroom suite. Outside the property has a large rear garden serving part patio, part lawn and to the front there is off street parking. Further parking is available on the street.

Goulds Green is situated off Harlington Road and is within close proximity to amenities, transport links, Heathrow Airport and the Uxbridge Road. You are within driving distance of the A312/A40 motorway links providing further access to the M25/M40 motorway links.



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA - 810 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



Council Tax:

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

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