



- FOUR Bedroom House
- No Onward Chain
- Spanning 1,360 Sq Ft
- Gas Central Heating
- Popular Nearby Schools
- TWO Bathrooms
- Walking Distance Of Uxbridge Town Centre
- Modern Fitted Kitchen
- South Facing Garden
- EPC Rating D

A well presented FOUR-bedroom TWO-bathroom family home located within walking distance of Uxbridge Town Centre and tube station, being sold with no onward chain.

This spacious semi-detached property briefly comprises; entrance hallway, 14th reception room with a bay window, downstairs bedroom with a shower room, dining room and a modern fitted kitchen.

The first floor provides; a spacious landing, 15ft main bedroom with fitted cupboards and bay window, two further good-sized bedrooms and a main bathroom with a separate shower.

Further benefits include; a number of period features, gas central heating, double glazing a well-maintained south facing rear garden and a front garden.

Within close proximity of local primary and secondary schools, bus routes to Stockley Business Park, Heathrow Airport and also Brunel University and Hillingdon Hospital nearby. For the motorist, the A40/M40/M4/M25 junctions are a short drive away.

Viewings are strictly by appointment only.

Price: Guide Price £725,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: E

Broadband type: Upto: Ultrafast 1800 Mbps d/l - 1000 Mbps u/l

Mobile Coverage (Indoor):

Provider Voice Data

EE- Likely Likely

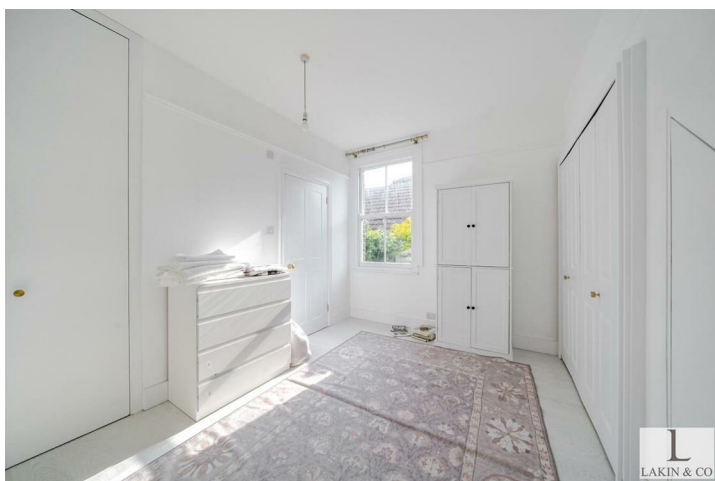
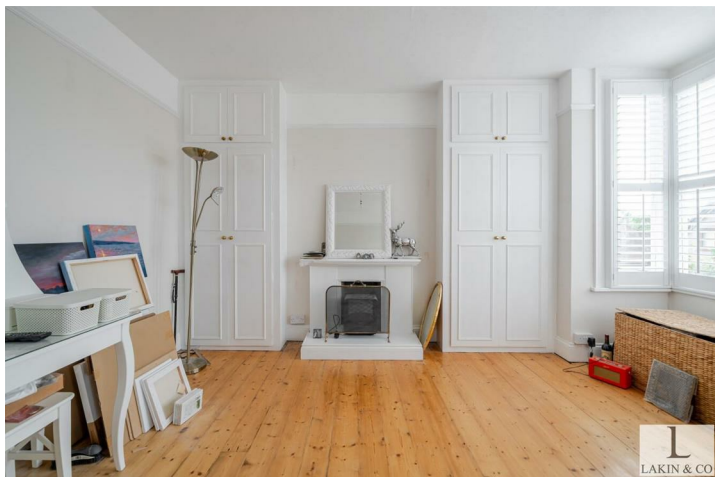
Three- Limited Limited

O2- Likely Likely

Vodafone- Likely Likely

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



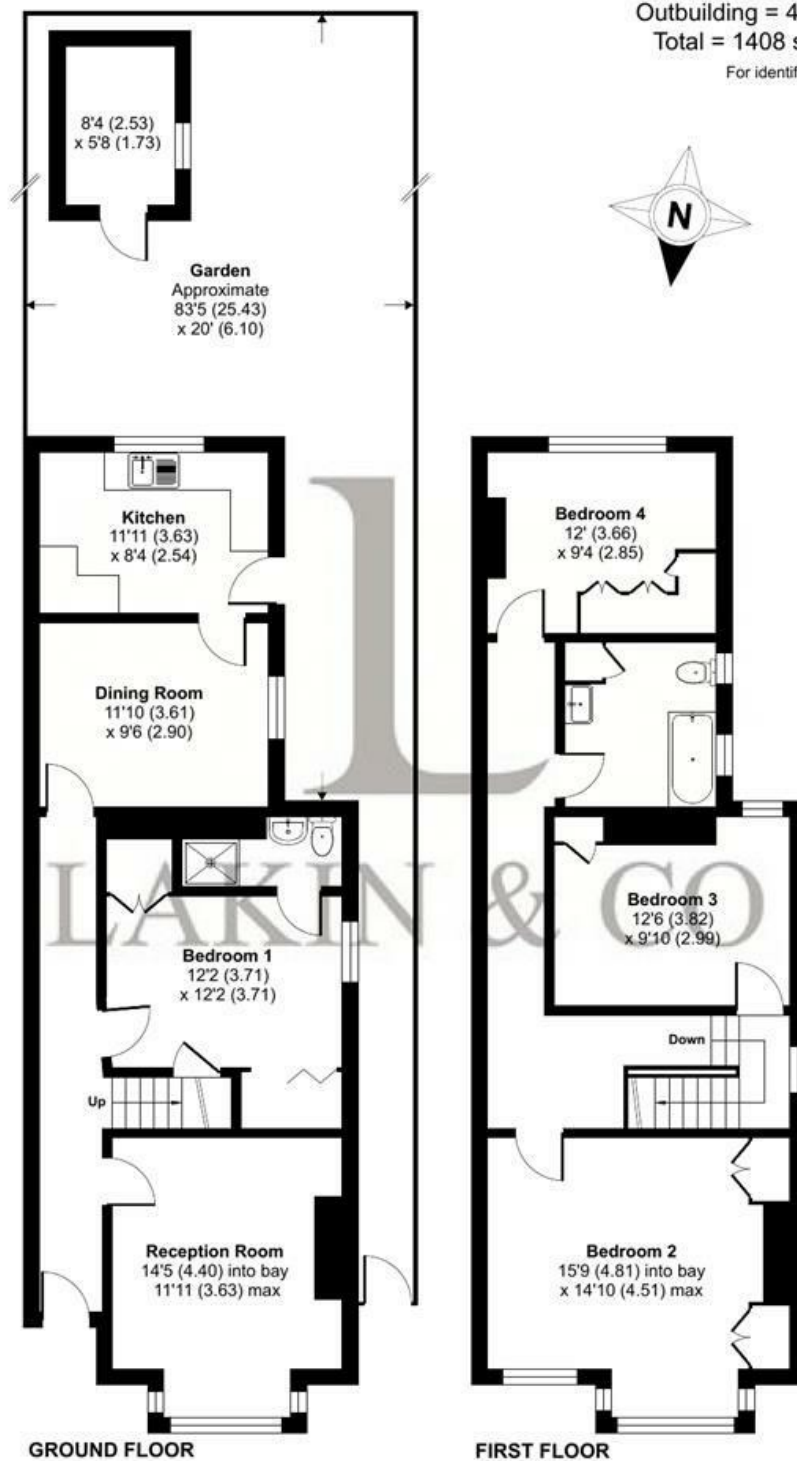
Walford Road, Uxbridge, UB8

Approximate Area = 1361 sq ft / 126.4 sq m

Outbuilding = 47 sq ft / 4.3 sq m

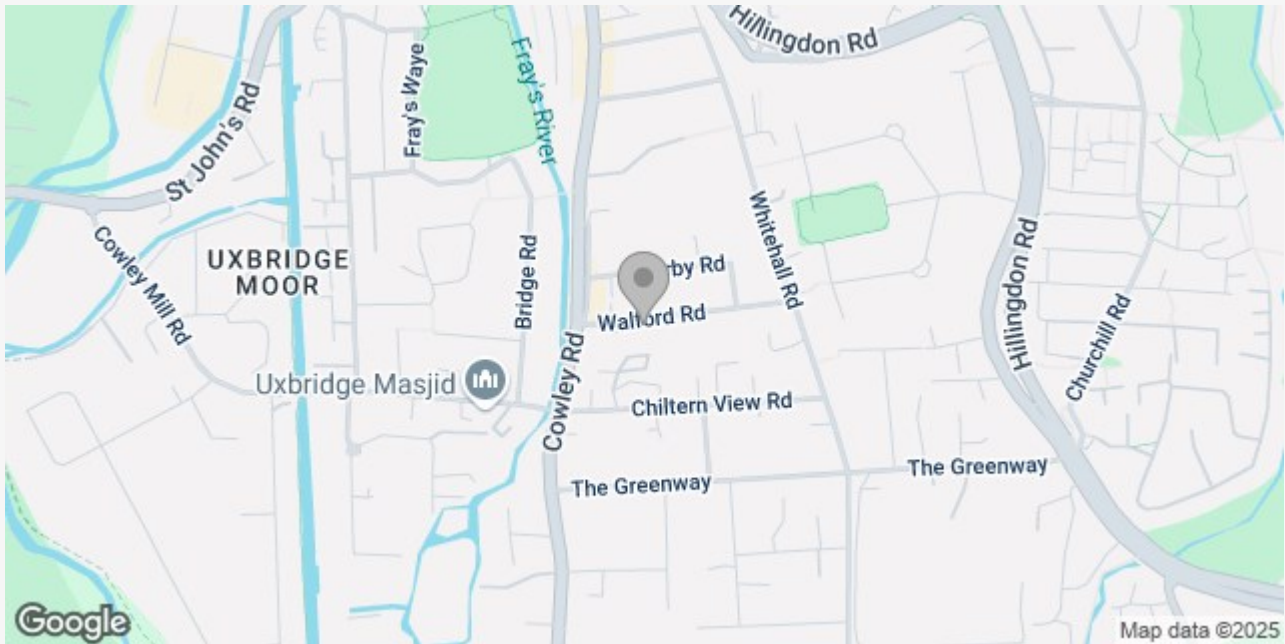
Total = 1408 sq ft / 130.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1296325

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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