









Park Road East, Uxbridge, UB10 0AQ £332,000

- Two Bedrooms
- Large Private Front Garden
- No Chain
- Leasehold (96 Years)
- £125 Ground Rent & No Service Charge

- Ground Floor Maisonette
- Walking Distance to Uxbridge Town Centre
- Private Rear Garden
- Close to Metropolitan & Piccadilly Lines
- 668 sq ft / 62.1 sq m

Description

This spacious and well presented property on offer comprises of an inviting entrance with a storage cupboard, modern fitted kitchen, a bright and airy reception room with sliding doors overlooking the rear garden, two bedrooms and a family bathroom suite.

To the rear enjoys a private patio garden perfect for outside dining, with shared parking behind. To the front is a Private Front garden, which can be potentially be converted into your own private driveway.

Situation

Park Road East is situated just off the Hillingdon Road, within close proximity to Uxbridge Town Centre, with its multiple shopping facilities, restaurants, bars and coffee shops. The Metropolitan/Piccadilly Line Station making the journey into central London a breeze, along with a number of bus routes to local amenities from Uxbridge station. For the motorist the A40, M25 and M4 just short drives away. A number of highly regarded schools within the local area including Hillingdon primary school and Bishopshalt Senior school.



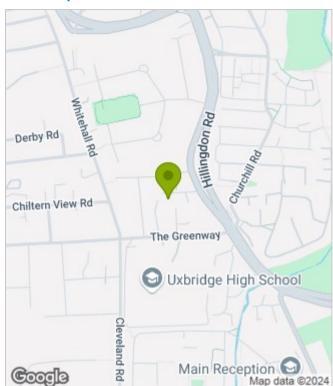




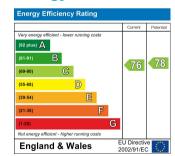
Floor Plans

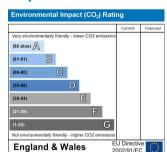
Park Road East, Uxbridge, UB10 Approximate Area = 668 sq ft / 62.1 sq m For identification only - Not to scale = Ceiling Height Bedroom Reception Room 4.39 x 3.37 5.43 max x 14'5 x 11'1 3.37 max 17'10 x 11'1 7'10/2.38/ Garden Garden 6.74 x 3.46 7.51 x 6.74 22'1 x 11'4 24'8 x 22'1 Kitchen Bedroom 2.94 max x 2.99 max x 2.78 max 2.78 max 9'8 x 9'1 9'10 x 9'1 **Ground Floor** Floor plan produced in accordance with RICS Property Measurement Standards incorporating **O**ALLDAY International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. MILLER Produced for Allday & Miller. estate agents

Area Map



Energy Performance Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.