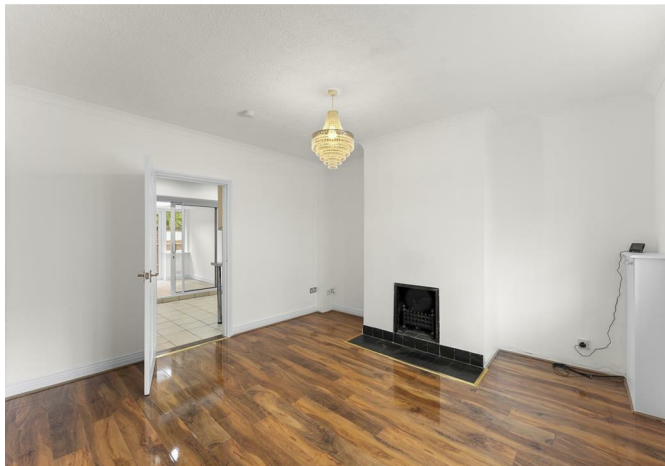


ALLDAY
& MILLER



Austin Way, Uxbridge, UB8 2QT
£450,000

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Austin Waye, Uxbridge, UB8 2QT

£450,000

- Two Bedrooms
- Two Reception Rooms
- No Chain
- Close to Metropolitan & Piccadilly Lines
- Recently Decorated throughout
- One Bathroom
- Terraced
- Sought After Location
- Walking Distance to Uxbridge Town Centre
- Extended To The Rear

Description

This delightful home comprises of a spacious reception room that provides an inviting atmosphere for relaxation, a modern fitted kitchen, alongside a dining room that seamlessly connects to the rear garden.

On the first floor, you will find two generously sized bedrooms, both filled with natural light and modern bathroom completes this floor.

The rear of the property features a private garden, predominantly laid to lawn with a shed providing useful storage space for outdoor equipment.

Situation

Austin Way is just a short walk from the town centre with Underground Station with Metropolitan & Piccadilly line service, shopping facilities, restaurants and bars. Well regarded schools, recreational facilities including Uxbridge cricket club and Hillingdon sports and leisure centre with its indoor and outdoor swimming pool are within close proximity. London Heathrow Airport, the motorway network and Stockley Business Park are all within easy motoring distance. St Marys School is a short walk And Uxbridge High secondary school is also close by.



Austin Waye, UB8
 Approximate Area = 820 sq ft / 76.2 sq m
 Shed = 45 sq ft / 4.2 sq m
 Total = 865 sq ft / 80.4 sq m
 For identification only - Not to scale

Ground Floor

Garden
9.60 x 4.85
31'6" x 15'11"

Dining Room
4.24 x 2.84
13'11" x 9'4"

Kitchen / Breakfast Room
4.75 x 2.39
15'7" x 7'10"

Reception Room
3.94 max x 3.76 max
12'11" x 12'4"

Front Garden
4.80 x 2.80
15'9" x 9'2"

First Floor

Shed
2.10 x 2.00
6'11" x 6'7"

(Not Shown In Actual Location / Orientation)

Bedroom 2
3.33 max x 2.69 max
10'11" x 8'10"

Bedroom 1
3.84 max x 3.07 max
12'7" x 10'1"

Up

Dn

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estate agents

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		72 80	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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