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& MILLER



Fairfield Road, Uxbridge, UB8 1AX
£450,000

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- Three Double Bedrooms
- Cluster Home Over Three Floors
- Garden
- Prime North Uxbridge Location
- Down Stairs W.C.
- Modern Development
- Allocated Parking
- Integrated Kitchen With Bosch Appliances
- Within A Few Minutes Walk Of Uxbridge Station
- 999 Share Of Freehold From 2016

Description

Presented in stunning condition throughout, this beautifully maintained home offers stylish and modern living across three well designed floors.

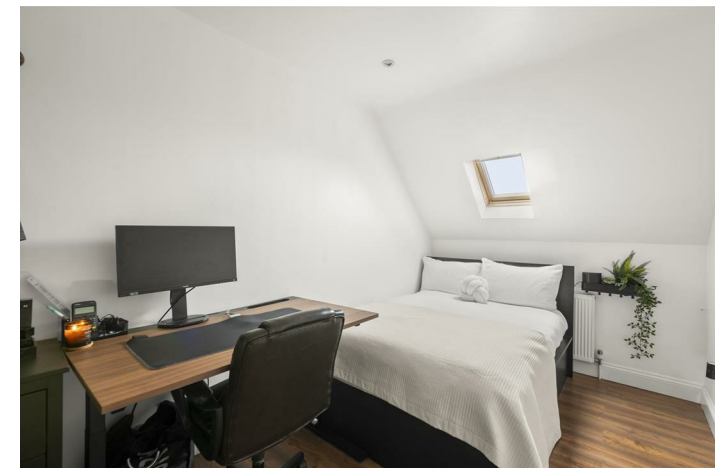
The ground floor features a welcoming entrance hall, a convenient downstairs WC, and a bright and airy reception room that seamlessly flows into a sleek, modern fitted kitchen which boasts Bosch Appliances.

Upstairs, the property enjoys three generously sized bedrooms and a contemporary family bathroom.

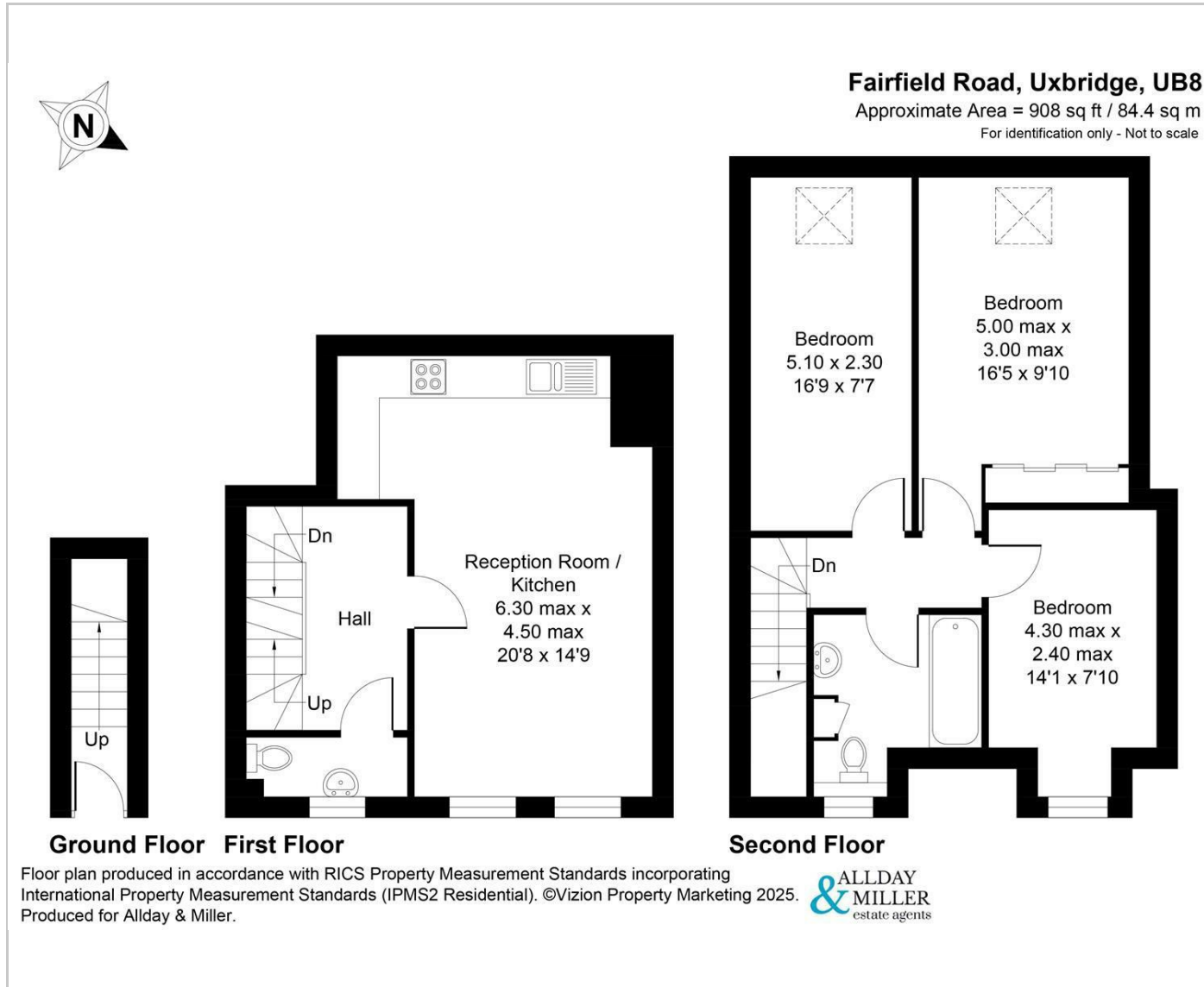
Outside, a communal rear garden, mainly laid to lawn and offers an ideal setting for outdoor dining and entertainment. There is also a large storage building.

Situation

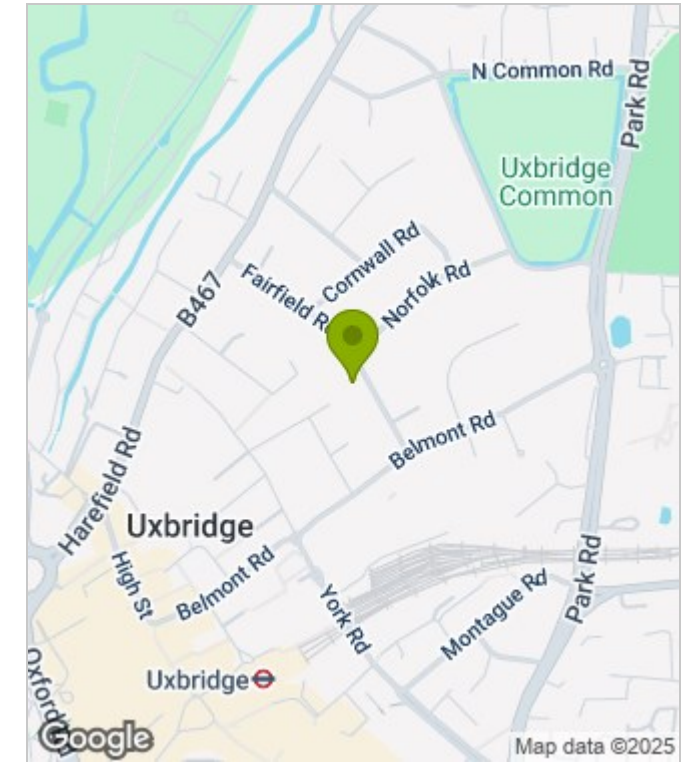
Fairfield Road situated within a few minutes walk Uxbridge town centre with its multitude of shops, restaurants, bars, gyms and a cinema. Bus links and Uxbridge Metropolitan/Piccadilly line train station giving serval links into Central London and the surrounding areas. There are a number of well-regarded local schools within close proximity including Hermitage primary and Uxbridge High School. There are excellent road links close by with A40/M40 and M4 offering access to London, Heathrow and the Home Counties.



Floor Plans



Area Map



Energy Performance Graph

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>	Current 81	Potential 81	<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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