



Waterloo Road
Uxbridge, UB8 2QY

Offers In Region Of £675,000

EPC Rating '60'

- Prime Location: Near Uxbridge High Street & Station.
- HMO Potential: £3,200 PCM (5.69% yield, STPP).
- 5 Bedrooms: Including top-floor en-suite.
- Spacious Layout: Spread across 3 floors.





Property Description

Versatile 5-Bed Semi in Prime Uxbridge – Ideal HMO or Family Investment

Perfectly positioned just moments from Uxbridge High Street and Underground Station, this spacious and extended five-bedroom semi-detached home offers superb flexibility across three floors-ideal for both families and investors.

The layout features five well-proportioned bedrooms, including a top-floor en-suite, and a flowing kitchen/diner and reception space that opens to a private, low-maintenance garden with brick-built storage and side access.

Located within easy reach of the A40, schools, shops, and local amenities, this home is well-connected and ready to meet a range of lifestyle needs.

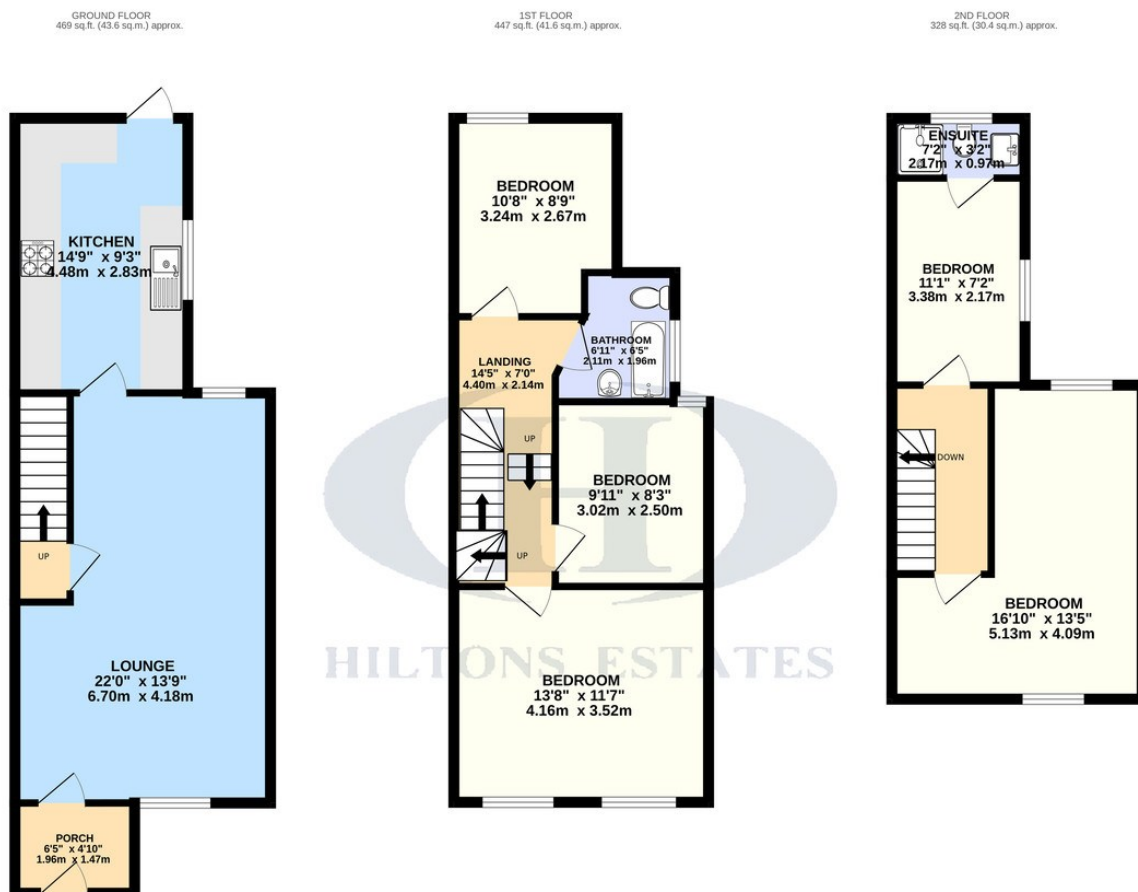
For investors, this property presents an excellent HMO opportunity, with an estimated rental income of £3,200 PCM, generating a strong 5.69% yield (STPP).

Whether you're a growing family, a seasoned landlord, or a developer looking to maximise potential, this is a rare find in a sought-after UB10 location.

Enquire today-early viewings recommended!







HILTONS ESTATES

TOTAL FLOOR AREA : 1244 sq.ft. (115.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	62 D
39-54	E		
21-38	F		
1-20	G		

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