



## Villier Street, Uxbridge, UB8 2RY

- Gated development
- Two bedroom house
- Kitchen dining room
- Modern bathroom
- Close to the town centre
- Spacious accommodation
- Open plan living room
- Two allocated parking spaces
- Very well presented
- Secluded position

**Asking Price £485,000**

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**Description**

Set within this exclusive development of just four houses this attractive home offers very well presented light filled accommodation.

**Accommodation**

Providing accommodation that briefly comprises, spacious open plan living room with a front aspect double glazed bay window, stairs to the first floor with under stairs storage and double glazed patio doors that open onto the courtyard garden, the kitchen is fitted with a good range of storage units and drawers with a built in electric double oven, integrated fridge freezer, space for a washing machine, ample work surfaces that have an inset gas hob with extractor above and an inset sink there is a front aspect double glazed window, tiles flooring and double glazed patio doors that open onto the courtyard garden.

To the first floor the landing features a vaulted ceiling with a triangular window, the main bedroom is a spacious double room with a front aspect double glazed window and access to the loft space, bedroom two is also a generous double room with built in wardrobes and a front aspect double glazed window, the bathroom is fitted with an enclosed bath with a shower over, vanity wash basin WC, tiled walls and flooring and a Velux window.

**Outside**

There is a low maintenance paved courtyard garden to the rear, to the front there are two allocated parking spaces.

**Situation**

Positioned just moments from Uxbridge town centre with its shopping facilities, restaurants bars and also Uxbridge station with its Metropolitan and Piccadilly line services to the heart of London.

For the motorist the A40 is a short drive away giving access to London and the M25.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

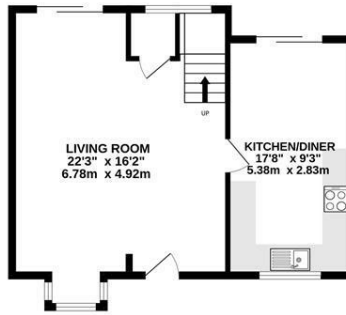
Council Tax Band: D

EPC Rating: C

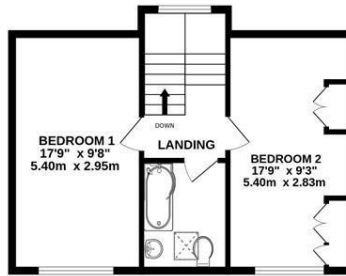
**IMPORTANT NOTICE**

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GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 956 sq.ft. (88.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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