



## Wellington Road, Uxbridge, UB8 2AP

- Superb semi detached period home
- Four bedrooms
- Two bathrooms
- Two reception rooms
- Laid out over three levels
- Moments from Uxbridge town centre
- Ample residents parking
- Spacious kitchen breakfast room
- Attractive rear garden
- Utility room and snug

## Offers In The Region Of £625,000

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**Description**

Situated in a sought-after location, this stunning home is arranged over three light-filled levels and offers exceptional living space. Highlights include a beautiful kitchen/breakfast room, four bedrooms, two bathrooms, a very attractive rear garden, and ample on-street parking.

**Accommodation**

The accommodation briefly comprises an entrance hall with stairs leading to the first floor. The front reception room features a charming period fireplace and a front-facing window. Glazed folding doors connect this space to the dining room, which in turn opens into a cosy snug. A separate utility room has under floor heating and offers built-in storage, space for appliances, and has a wash basin and WC. The extended kitchen/breakfast room has underfloor heating and is well-appointed with a generous range of storage units and drawers, ample work surfaces, and a central island incorporating a breakfast bar. There are modern appliances including 2 ovens, along with space for a dishwasher.

The first floor hosts two double bedrooms, a single bedroom, and modern family bathroom, which includes an enclosed bath, separate shower cubicle, wash basin, and WC. The impressive principal bedroom is located on the second floor and benefits from its own en-suite wet room has electric underfloor heating.

**Outside**

There is an attractive, well stocked garden to the rear of the property and a pretty walled garden to the front.

There is ample on street parking for residents and visitors.

**Situation**

Ideally positioned in a central location just moments from the town centre with its shopping facilities, restaurants bars and also Uxbridge station with its Metropolitan and Piccadilly line services to the heart of London.

Brunel University is also a short walk away, and for the motorist the A40 is a short drive away giving access to London and the M25. Popular primary and secondary schools in Uxbridge are also nearby.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

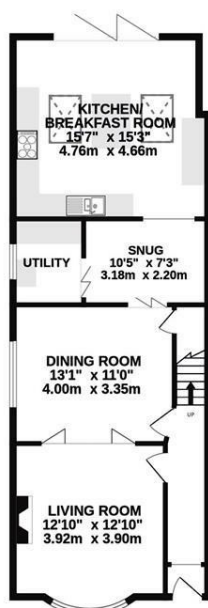
Council Tax: D

EPC Rating: C

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR  
257 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA: 1454 sq.ft. (135.1 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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