44 Waterloo Road
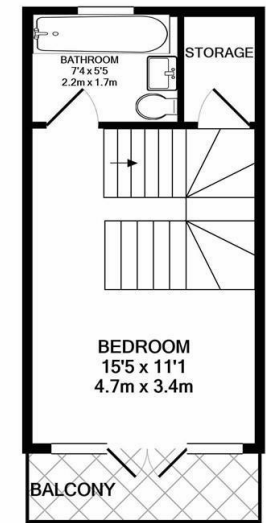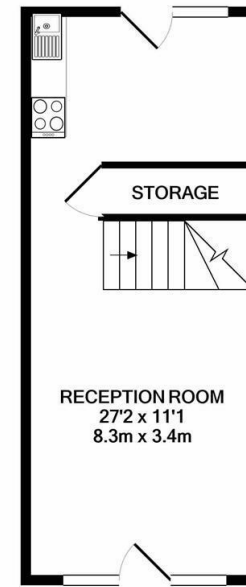
Uxbridge • Middlesex • UB8 2QX
PCM: £1,450 PCM

Presented to the market, this fantastic one double bedroom house located in Uxbridge. This beautiful property is newly constructed with a modern bathroom, kitchen dining area and separate living space.

This would be great for a couple or a single professional. This property is located close to the A40/M40 motorway and is just a 10 minute walk from Uxbridge town center. The benefits entail of electric heating, double glazing and a fully fitted kitchen with integrated white goods.

Modern

Close to Uxbridge Centre

Walking distance to station

Close links to A40

Parking

Double bedroom

Recently built development

Metropolitan and Piccadilly Line

Grand Union Canal
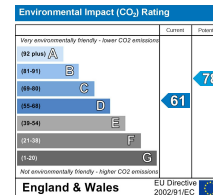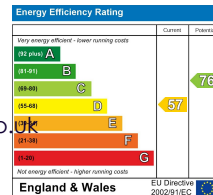
Catchment area for good schools

Available Date
27th May 2025

STORAGE

RECEPTION ROOM
27'2 x 11'1
8.3m x 3.4m

BATHROOM
7'4 x 5'5
2.2m x 1.7m

STORAGE

BEDROOM
15'5 x 11'1
4.7m x 3.4m

BALCONY

1ST FLOOR
APPROX. FLOOR
AREA 231 SQ.FT.
(21.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(28.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 532 SQ.FT. (49.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales | EU Directive 2002/91/EC