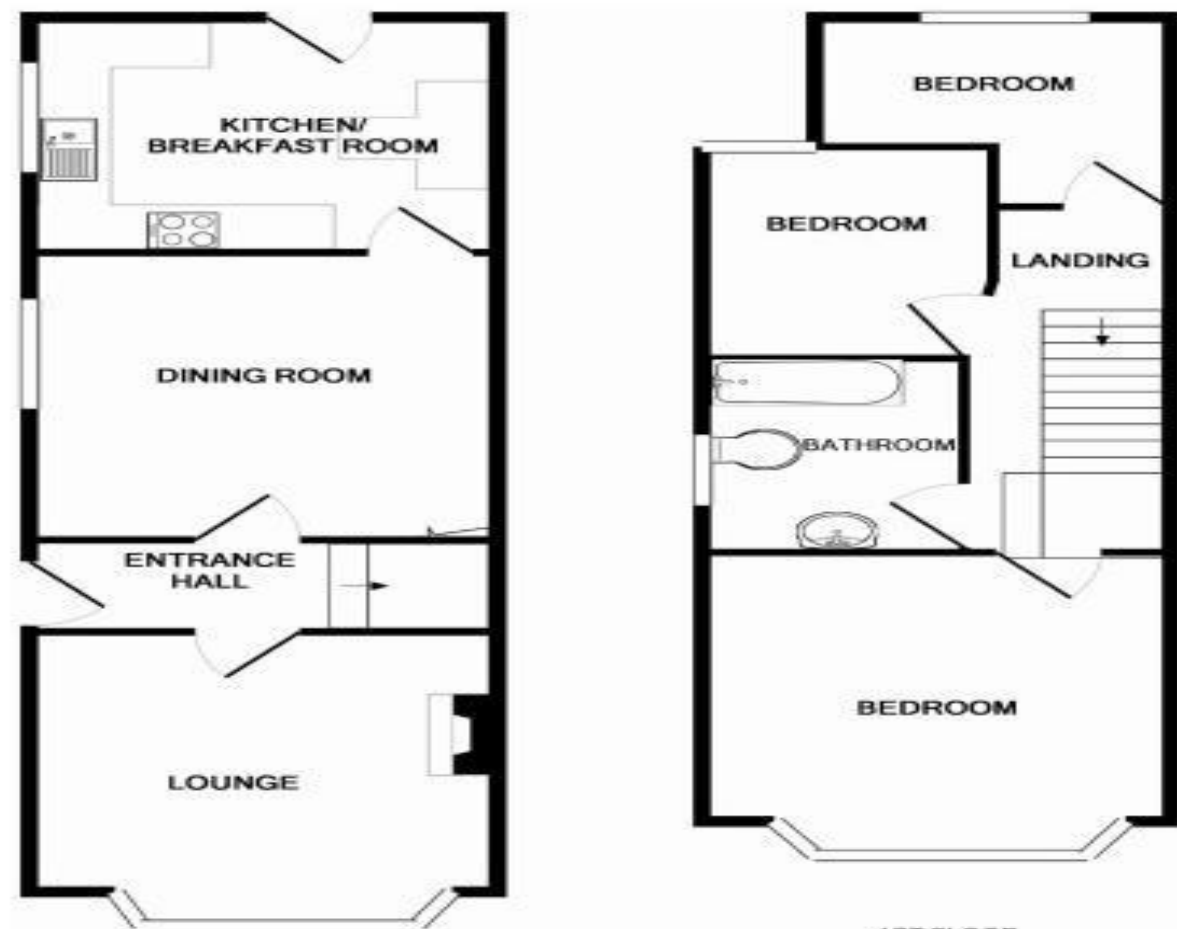


Tachbrook Road Uxbridge UB8 2QS

Price Guide: £525,000



GROUND FLOOR
APPROX. FLOOR
AREA 511 SQ.FT.
(47.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 965 SQ.FT. (89.7 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.
Made with Metropix ©2013

Freehold
London Borough of Hillingdon
Council Tax Band E
Council Tax £2,278 per annum
EPC =C

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



A spacious 3 bedroom semi detached home situated in a quiet residential location. The property is within easy reach of Uxbridge's vibrant shopping centre and transport links including the Metropolitan and Piccadilly tube lines as well as a number of open spaces including Rockingham recreation ground. Accommodation comprises 2 reception rooms, kitchen breakfast room, 3 bedrooms and modern bathroom. Outside there is off street parking for 1 car and an 80' rear garden The property has been recently redecorated throughout to include new flooring and the installation of a heat-pump for both space and water heating with underfloor heating to the ground floor. The property also has the added advantage of no upper chain.



- SEMI DETACHED HOUSE
- 2 RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- 3 BEDROOMS
- DOUBLE GLAZED
- OFF STREET PARKING
- RECENTLY REDECORATED
- NO UPPER CHAIN

**Tachbrook Road
Uxbridge
UB8 2QS**

Price Guide: £525,000



Accommodation

Accommodation briefly comprises an entrance hallway with stairs to the first floor and doors to the front aspect lounge and second reception room which leads to the kitchen/breakfast room. The kitchen has a range of base and eye level units, built-in electric oven, fitted gas hob, washing machine, dishwasher, fridge freezer and a double glazed door to the rear garden. To the first floor there are three double bedrooms and a family bathroom. Outside there is off street parking for 1 car and an approximate 80' rear garden which is mainly lawn with a patio area and gated side access.

