



Moorfield Road, Uxbridge

- First floor apartment
- Separate kitchen
- Close to West Drayton High Street
- Outside storage
- Two double bedrooms
- Shower room
- Private Garden
- Great investment

Asking Price £305,000

Tenure: Leasehold

HUNTERS®
HERE TO GET *you* THERE

Moorfield Road, Uxbridge

DESCRIPTION

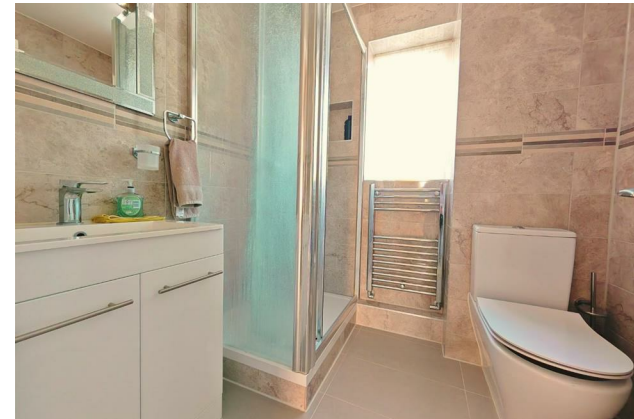
Welcome to this charming two-bedroom apartment located on Moorfield Road in Uxbridge. Situated on the first floor of a well-maintained building dating back to the 1970s, this property offers a cosy retreat with a modern touch.

As you step inside, you are greeted by a spacious reception room, separate newly fitted kitchen, perfect for entertaining. The apartment boasts two comfortable bedrooms, ideal for a small family, guests, or even a home office.

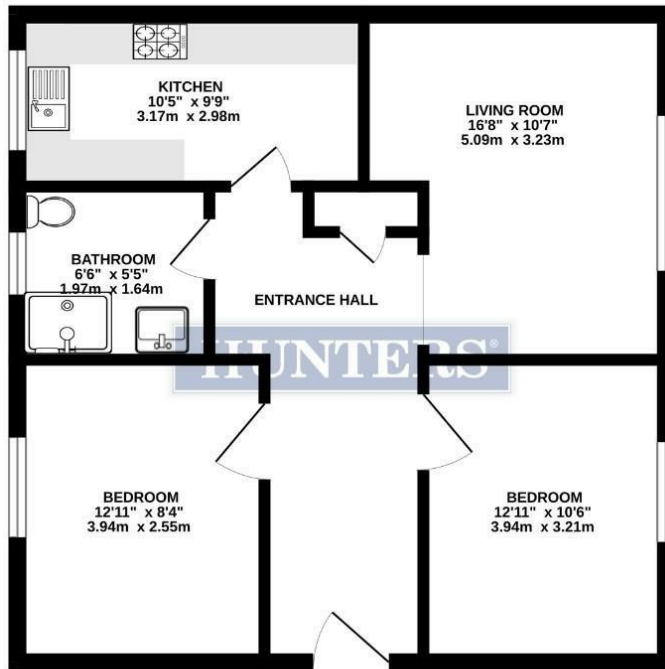
With a total of 721 sq ft, there is ample room to move around and make this space your own.

One of the standout features of this property is its convenient location. Close to West Drayton station, commuting is a breeze, whether you're heading into London for work or exploring the nearby areas. Additionally, with easy access to Heathrow airport and the M4, travel becomes stress-free.

Don't miss out on the opportunity to make this apartment your new home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 0118 979 5618 Email:

wokingham@hunters.com <https://www.hunters.com>



Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	80	80	
England & Wales	EU Directive 2002/91/EC		England & Wales

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

