



Parkway | | Uxbridge | UB10 9JX

£784,995

**PARK & VALE**  
sales | lettings | management



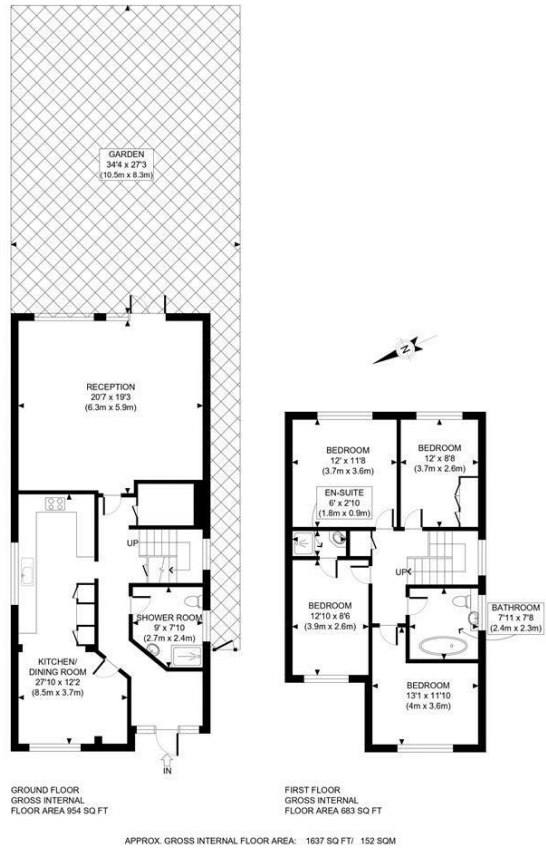
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Located in the desirable area of Parkway, Uxbridge, this charming detached house offers a perfect blend of comfort and style. Spanning an impressive 1,604 square feet, the property boasts four spacious bedrooms and two well-appointed bathrooms, making it an ideal family home.

Built in 1980, this residence has been maintained in good condition, showcasing delightful oak beams and high ceilings in the bedrooms, which add a touch of character and elegance. The two reception rooms provide ample space for relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed to the fullest.

Situated on a prime road near Court Park, this property benefits from a tranquil setting while remaining conveniently close to local amenities and transport links. The nearby station offers easy access to central

- DETACHED FAMILY HOME
- 2 RECEPTION ROOMS
- LOCATED IN A QUIET RESIDENTIAL STREET
- CLOSE TO PARKS AND WELL REGARDED SCHOOLS
- 4 BEDROOMS
- EXTENDED PROPERTY
- EXCELLENT TRANSPORT LINKS VIA HILLINGDON UNDERGROUND STATION



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

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS