



## Frays Way, Uxbridge, UB8 2RJ

- Three bedroom house
- Modern kitchen breakfast room
- No onward chain
- Off street parking
- Potential for extension (STPP)
- End of terrace
- Spacious reception room
- Private driveway to the side
- Attractive rear garden
- Modern shower room

**Asking Price £540,000**

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

**Description**

This three-bedroom home offers excellent potential for extension (subject to planning permission) and benefits from the added advantage of no onward chain.

**Accommodation**

The accommodation briefly comprises an entrance hall with stairs rising to the first floor. The spacious reception room benefits from a front-facing double-glazed window and flows seamlessly into the modern kitchen/dining room. The kitchen is fitted with a range of contemporary wall and base units with complementary work surfaces, incorporating an inset gas hob with extractor hood over and a built-in electric oven. There is an integrated washing machine, along with space for a fridge freezer and dishwasher. The room provides ample space for a dining table and chairs, features a rear-facing double-glazed window, and a double-glazed door offering direct access to the garden.

To the first floor, the landing provides access to the loft space. The generous principal bedroom enjoys a front-facing double-glazed window. Bedroom two is a spacious double room with a rear-facing double-glazed window overlooking the garden, while bedroom three is a well-proportioned single room, also with a rear-facing double-glazed window. The modern shower room is fitted with an enclosed shower cubicle, vanity wash basin, WC, and a front-facing double-glazed window.

**Outside**

There is an attractive walled garden to the rear of the property.

A private driveway to the side of the property provides off street parking for two cars with an additional parking space to the front of the property.

**Situation**

Conveniently located just a short walk to the town centre with its multiple shopping facilities, restaurants, bars and Uxbridge station with its Metropolitan and Piccadilly line services to central London. For the motorist the A40 is easily accessible providing access to London and the M25

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

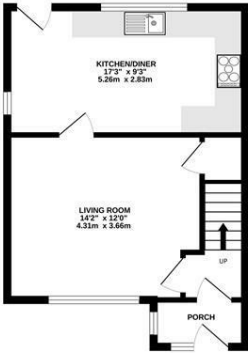
Council Tax Band: D

EPC Rating: D

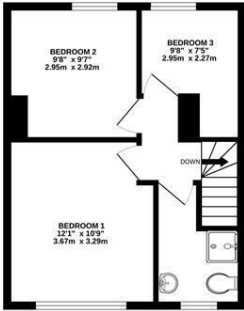
**IMPORTANT NOTICE**

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  
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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