

# Moorfield Road

Uxbridge • Middlesex • UB8 3SH

Guide Price: £450,000



coopers  
est 1986

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Offering approximately 975 sq. ft. of well proportioned accommodation, this spacious three bedroom terraced home presents an excellent opportunity for buyers looking to modernise and add value. The downstairs area features a bright front living room, separate dining area, generous kitchen and a convenient utility room; whilst upstairs there are three well-sized bedrooms and a family bathroom. Externally, the property benefits from a spacious back garden with an inviting patio area and brick built storage to the rear.

Mid terraced three bedroom house

Three well appointed bedrooms

Spacious, south facing garden with patio

Offering no onwards chain

Potential to modernise and add significant value

Sizeable living space

975 Sq.Ft

Easy access to local amenities

Closeby to Uxbridge Town Centre

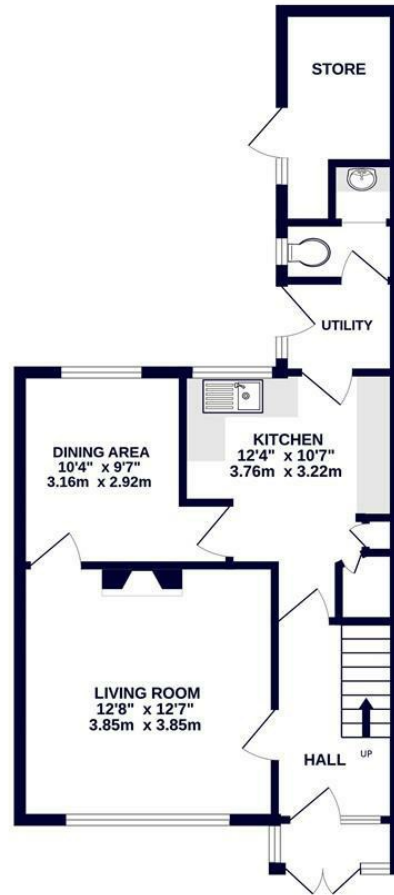
Highly regarded schools nearby

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA - 975 sq.ft. (90.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	Target
Very energy efficient - lower running costs			
A	B		
C	D		
E	F		
G			
Not energy efficient - higher running costs			
England & Wales		EPC Directorate 2022/01/18	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.