







Pole Hill Road, Uxbridge, UB10 0PZ

- First Floor Maisonette
- One Bathroom
- NO CHAIN
- External Storage Unit
- Close to Local Amenities, Schools & Transport Links
- Three Bedrooms
- Large Reception Room
- 987 Year Lease
- Street Parking
- EPC Rating: C/Council Tax: C

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Asking Price £300,000

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DESCRIPTION

PUBLIC NOTICE – The vendor has been in receipt of an offer of £277,500 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts






This well-proportioned first floor maisonette on Pole Hill Road, Uxbridge offers spacious and practical living, ideal for families, first-time buyers, or investors alike.

The property comprises three well-sized bedrooms, providing flexible accommodation, along with a well-appointed family bathroom. A large reception room offers an excellent space for both relaxing and entertaining, while the modern kitchen is thoughtfully designed with ample storage and workspace.

Further benefits include an external storage unit, adding valuable additional space, and convenient street parking. The property is offered to the market with no onward chain, making for a smooth and straightforward purchase.

Ideally situated just moments from Uxbridge Road, the property benefits from excellent access to a wide range of shops, supermarkets, cafes, and everyday amenities. There are also excellent transport links nearby, with regular bus routes providing easy connections to Uxbridge town centre and surrounding areas, as well as nearby stations offering access into Central London. Well-regarded local schools are also within close proximity, making this a highly convenient and desirable location.

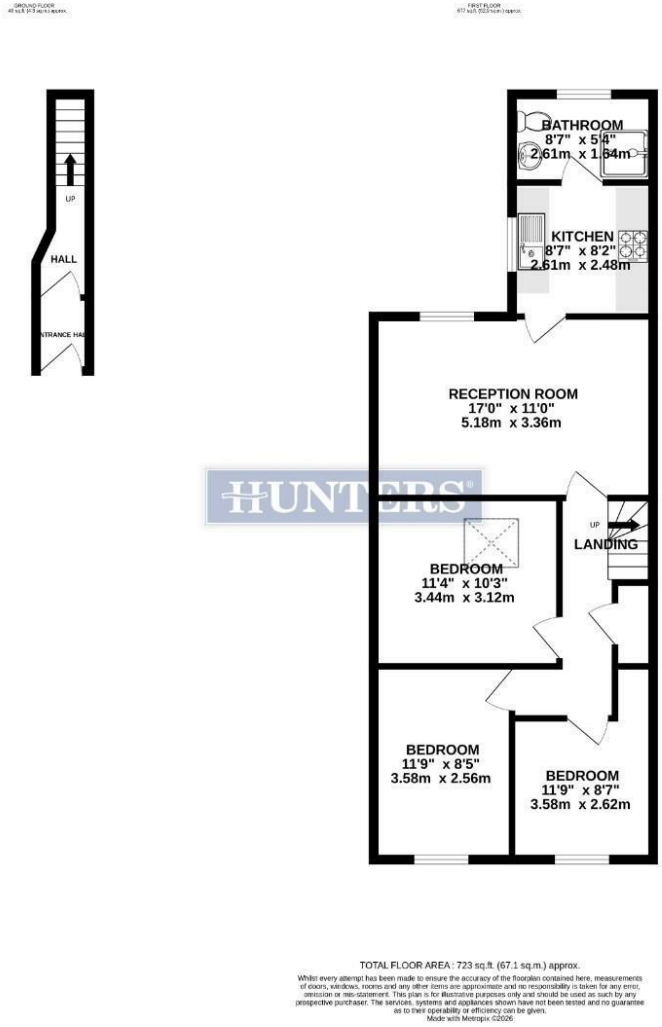
EPC Rating: C/Council Tax: C











Viewings

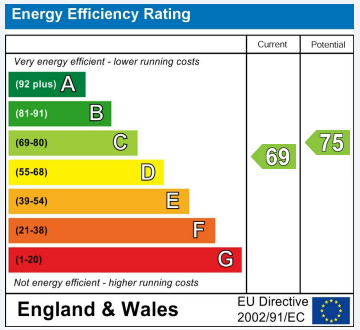
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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