



## Greatfields Drive, Uxbridge, UB8 3QN

DO NOT MISS THIS!

EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT!

A FULLY RE-FURBISHED AND SPACIOUS 3 BEDROOM TERRACED HOUSE LOCATED WITHIN A RESIDENTIAL CLOSE JUST A FEW HUNDRED YARDS FROM HILLINGDON HOSPITAL.

The property has been completely updated and benefits from full re-decoration, new carpets, new kitchen/diner, large lounge, new downstairs toilet, new bathroom + walk-in shower, re-plastered walls, updated electrics and updated central heating system. Outside you have a well tended rear garden and to the front is potential to create a driveway stpp Greatfields Drive is centrally located for access to Uxbridge shopping centre and Metropolitan/Piccadilly line station, Stockley Business Park, Heathrow, M4 and A40 for London plus Hayes & Harlington Elizabeth line station.

NO ONWARD CHAIN!

**Asking Price £459,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

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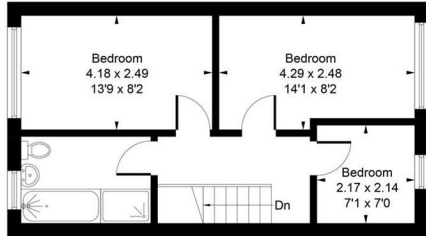
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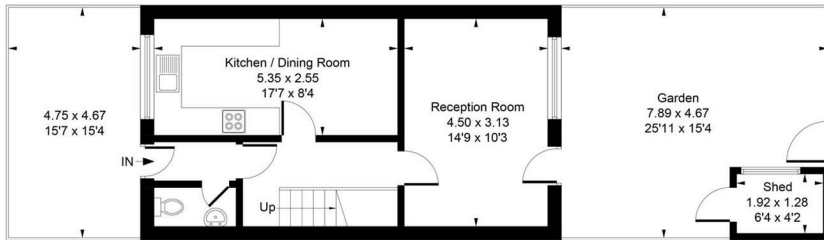


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Approximate Gross Internal Area = 79.02 sq m / 851 sq ft  
Shed = 2.47 sq m / 27 sq ft  
Total = 81.49 sq m / 878 sq ft



First Floor




Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>74</p>	<p>80</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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