

West Drayton Road

Uxbridge • Middlesex • UB8 3LD

Offers In Excess Of: £525,000



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A three bedroom detached bungalow situated on West Drayton Road, a residential road in Hillingdon conveniently located for local shops and schools. Uxbridge Town Centre with its more extensive range of shops, restaurants, bars and

Metropolitan/Piccadilly line train station is a short drive and the M4 with its links to London and the Home Counties. The property comprises 16ft living room, 13ft kitchen, 13ft main bedroom with fitted wardrobes, 11ft second bedroom, 7ft third bedroom with fitted wardrobes and family bathroom. Outside there is a gated driveway and private rear garden.

Three bedroom house

Detached

Conveniently located

Great transport links

16ft living room

13ft kitchen

13ft main bedroom with fitted wardrobes

Family bathroom

Gated driveway

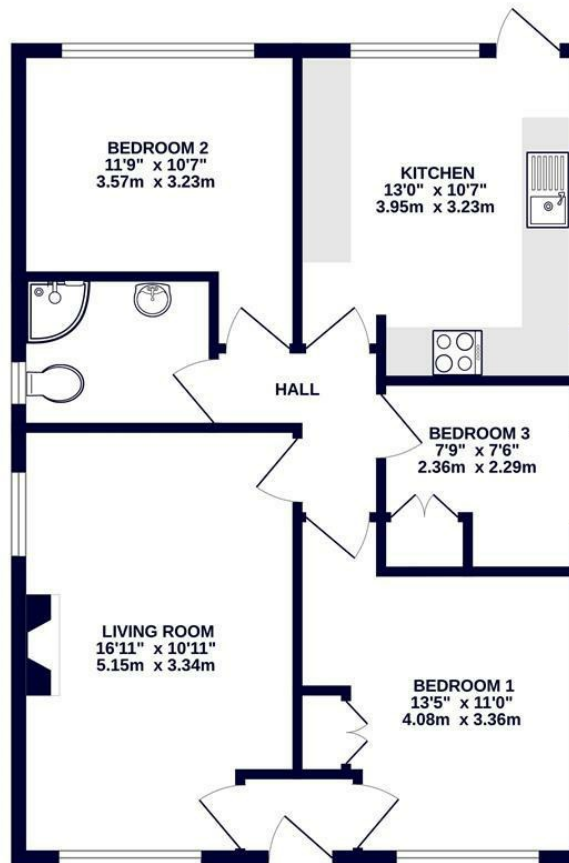
Private rear garden

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
691 sq.ft. (64.2 sq.m.) approx.



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TOTAL FLOOR AREA : 691 sq.ft. (64.2 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		
Very energy efficient - lower running costs	Current	Target
95-100 A		
81-94 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-40 G		
Below 35 Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

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.