

# Uxbridge Road

Hillingdon • Middlesex • UB10 0PJ

Guide Price: £435,000



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A two bedroom character property situated on a quiet road just off the Uxbridge Road, close to local shops, bus and road links, and sought after schools. The ground floor comprises a 10ft living room open plan to a 13ft dining room, a 15ft kitchen and a downstairs W/C. To the first floor there is a 13ft main bedroom, a 10ft second bedroom and a family bathroom. Outside the property benefits from off street parking and a private rear garden, mostly laid to lawn with a patio area.

Two bedroom cottage

Terraced

No onward chain

Off street parking

10ft living room

13ft dining room

15ft kitchen

Downstairs W/C

Private garden

Walking distance to local amenities

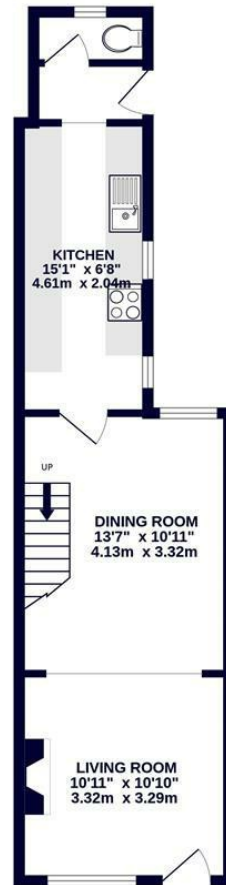
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.



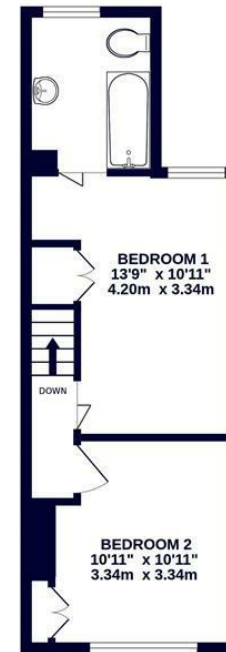




GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.

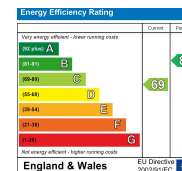
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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