



- THREE Bedroom Semi Detached
- Modernisation Required
- Spacious Lounge
- Conservatory
- Gas Central Heating

- No Onward Chain
- Uxbridge Town Centre
- Kitchen/Breakfast Room
- Private Rear Garden
- EPC Rating E

Located in the heart of Uxbridge Town Centre this THREE-bedroom semi-detached family home is offered to the market with no onward chain. The property briefly comprises; an entrance hall, lounge with door to a separate brand new kitchen/breakfast room, downstairs w/c, and spacious conservatory with doors to the private rear garden. On the first floor, there are three good-sized bedrooms and a family bathroom.

Further benefits include; freshly decorated in neutral colours and newly laid carpets.

Uxbridge Town Centre has a range of retail shops, restaurants and two shopping centres. Popular local schools are also close by. Metropolitan and Picadilly lines at Uxbridge station give good access to Central London in addition to bus links to Heathrow Airport and A40/M40/M25 motorway junctions within a short drive.

Internet Speed: Download - (up to) Ultra Fast 1000 Mbps
Upload - (up to) 100 Mbps

Mobile Coverage (Indoor):

Voice

EE - Likely

Three - Likely

O2 - Likely

Vodafone - Likely

Data

EE - Likely

Three - Likely


O2 - Likely


Vodafone - Likely

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>



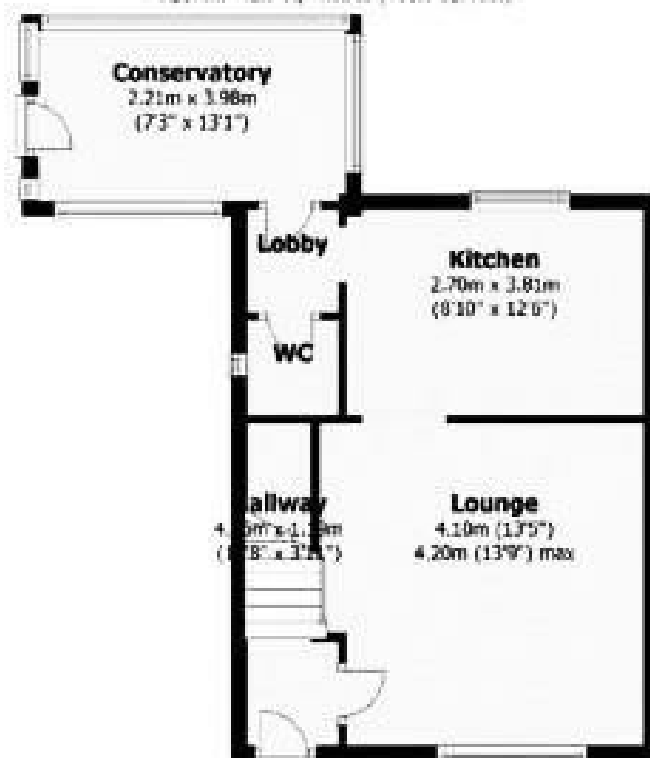


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

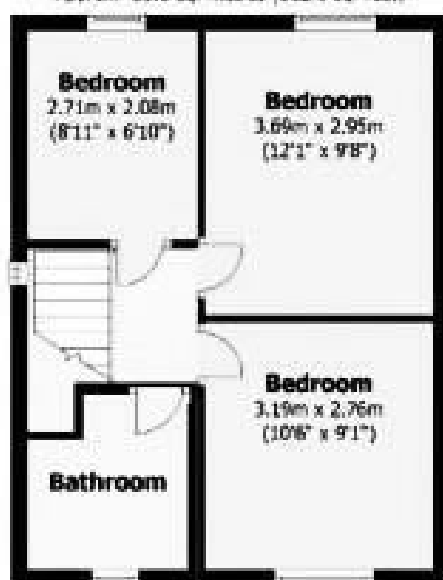
Ground Floor

Approx. 42.9 sq. metres (463.6 sq. feet)



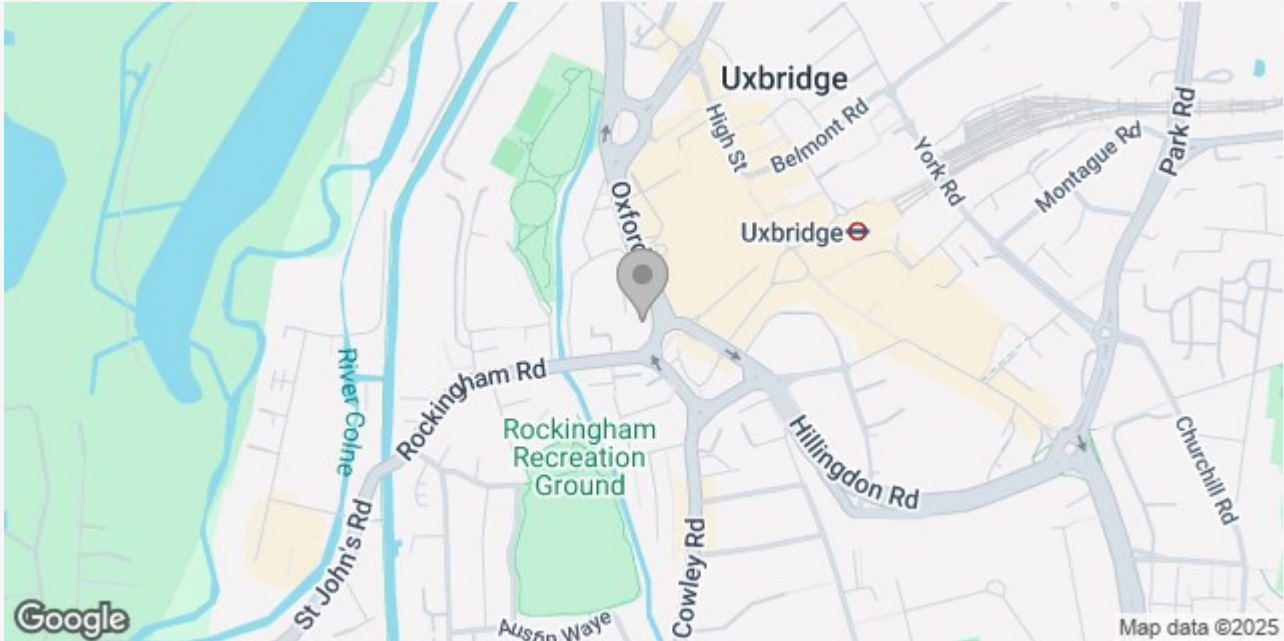
First Floor

Approx. 33.6 sq. metres (362.6 sq. feet)



Total area: approx. 76.5 sq. metres (823.9 sq. feet)

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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