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& MILLER



Newtown Road, Uxbridge, UB9 4BE  
£485,000

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**£485,000**

- Three Bedrooms
- Large Private Rear Garden
- Off Street Parking
- Huge Potential to Extend (STPP)
- EPC Rating - D
- Space to the Side
- Quiet Cul De Sac
- Walking Distance to Uxbridge Town Centre
- No Onwards Chain
- Sought After Location Close to Amenities

## Description

This house presents an exciting opportunity for those seeking a property with great potential.

Upon entering, you are welcomed into a reception room that offers a warm and comfortable space for relaxation or entertaining guests, a convenient downstairs bathroom, enhancing the functionality of the home and a fitted kitchen completes this floor.

As you ascend to the first floor, you will find three bedrooms and a WC.

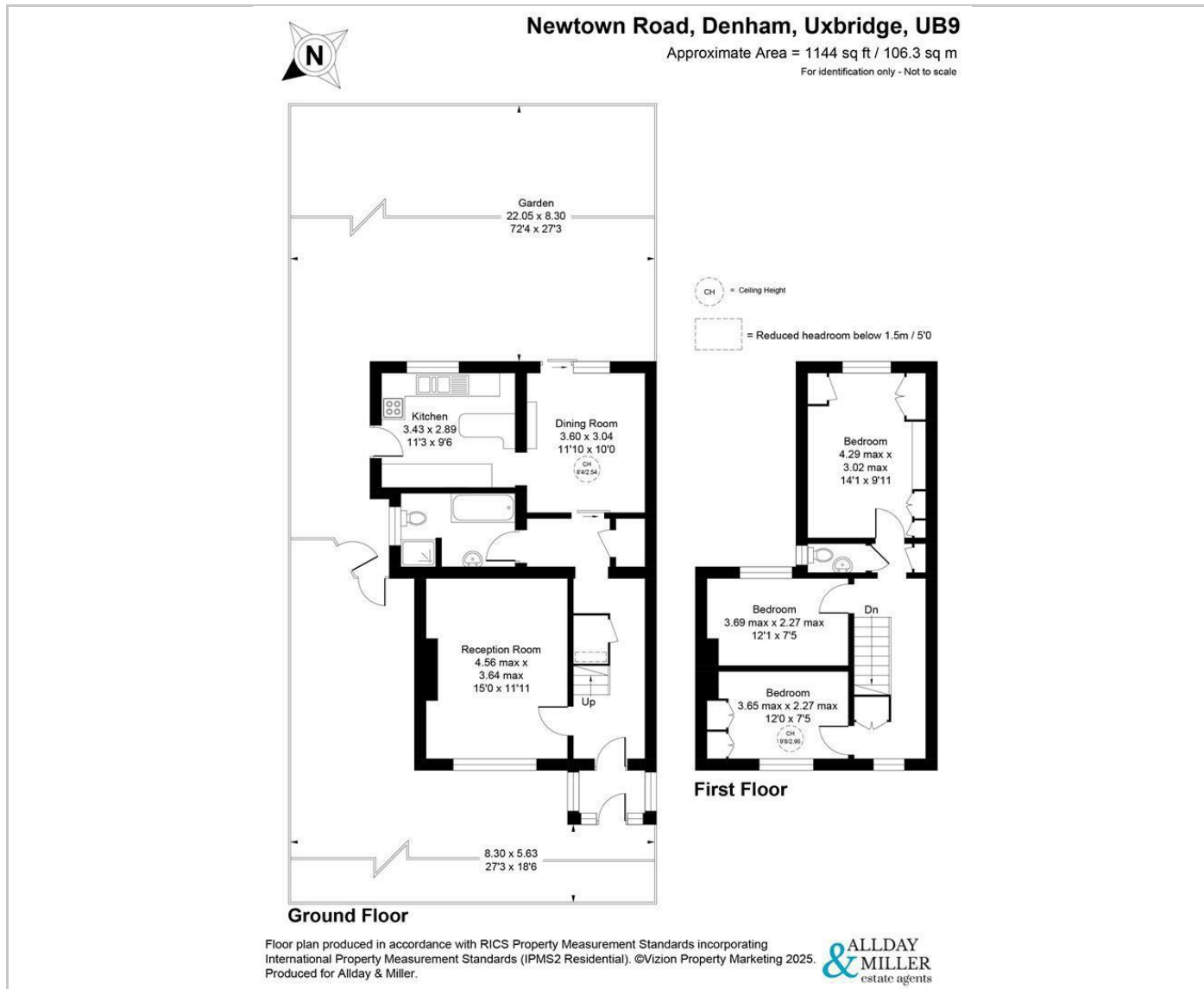
The property is complemented by a front garden that leads you to the entrance. At the rear, you will discover a private garden, predominantly laid to lawn, which is perfect for outdoor dining.

## Situation

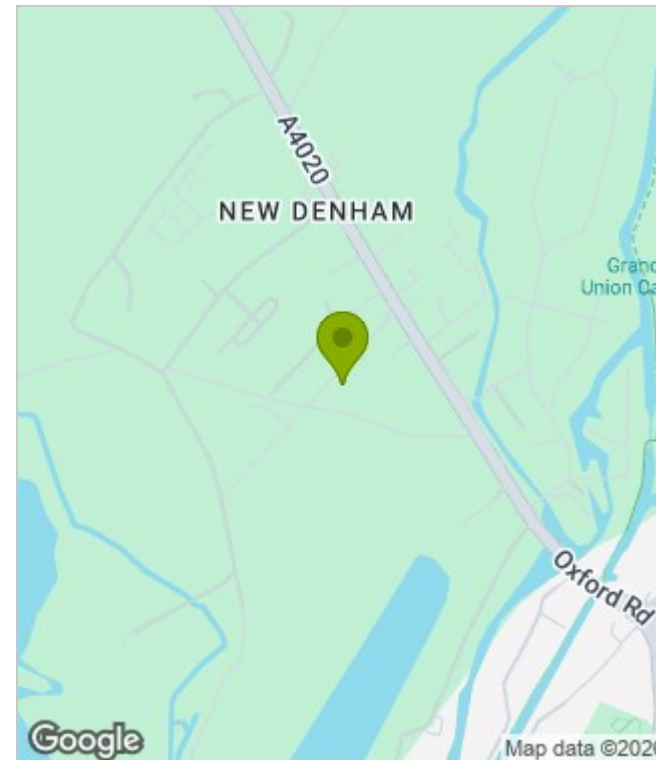
Newtown Road is a popular residential road nestled away just off the Oxford Road in New Denham. The property is positioned just a short stroll from Uxbridge Town Centre and all its amenities, including multiple shopping facilities, restaurants, bars and the Metropolitan/Piccadilly line tube station. The A40/M40 and M25 are within easy reach along with Hillingdon Hospital, Brunel University, Stockley Park and Heathrow. As the property is just within the county of Buckinghamshire, it allows access into the Buckinghamshire school system, which includes grammar schools.



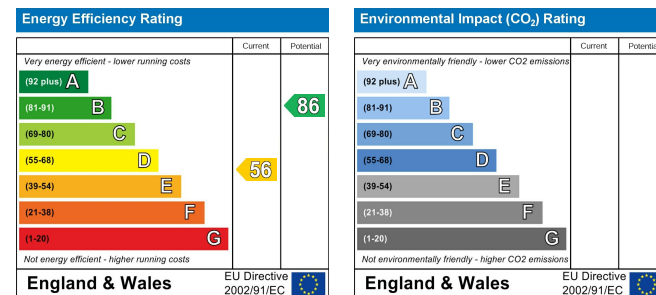
## Floor Plans



## Area Map



## Energy Performance Graph



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