

# Colham Road

Uxbridge • Middlesex • UB8 3WQ

Guide Price: £425,000



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Offered to the market with no onward chain is this well presented two bedroom mid terrace home. This home is conveniently positioned just a stone's throw from local amenities, numerous transport links and highly regarded schools making this a fantastic home for a first time buyer or investor alike. The property is positioned moments away from Hillingdon Hospital, Brunel University and Stockley Business Park. This home benefits from off street parking and a private rear garden, a fitted kitchen and a large living dining area leading through to the conservatory with two bedrooms upstairs and a family bathroom.

Two bedrooms

Mid terrace

No onward chain

Good condition throughout

Off street parking

Private rear garden

Conservatory

Walking distance to numerous amenities

Easy access to highly regarded schools

Close proximity to transport links

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.

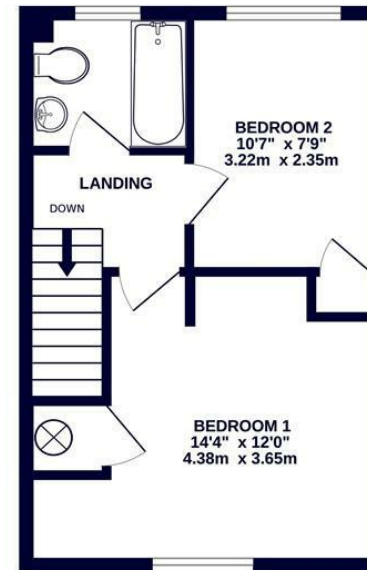




GROUND FLOOR  
439 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



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TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.

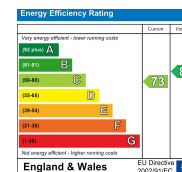
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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