



- Four bedroom house
- 2346 SQ FT
- Gas central heating
- Uxbridge town centre

## 50 Montague Road, Uxbridge, UB8 1QN

Asking Price Of £650,000

Andrews Residential are delighted to offer to the market this deceptively spacious circa 2346 sq ft, four bedroom extended semi detached house with accommodation spanning over two floors. Benefits include large garden, conservatory and three reception rooms. Situated on a premier North Uxbridge road only minutes from Uxbridge town centre and A40/M40/M25 motorway networks.



## Property Description

### LOCATION

Montague Road is a quiet residential location within very easy reach of Uxbridge town centre, with its vast array of shopping, leisure and transport facilities including Metropolitan/Piccadilly line station. For the motorist the A40/M40 is a short drive with its easy access into London. Also close by are Brunel University, Uxbridge College, and Hillingdon Fitness & Leisure Centre with an Olympic size pool

### THE PROPERTY

Andrews Residential are delighted to offer to the market this deceptively spacious circa 2346 sq ft, four bedroom extended semi detached house with accommodation spanning over two floors. Accommodation briefly comprising entrance hall leading to two receptions rooms, downstairs WC, fitted kitchen with dining area and two conservatories. To the first floor, there are four bedrooms and a bathroom with bath and shower unit. To the rear of the property there is a large private garden with side access. There is the added benefit of a basement level which has restricted head room.

### OUTSIDE

To the front of the property there is a paved parking area and access to the front door and conservatory. To the rear there is a good size garden with scope for landscaping.

### DETAILS OF SALE

No chain

Hillingdon Borough

Council Tax: £1,474.55 per year (Band - C)

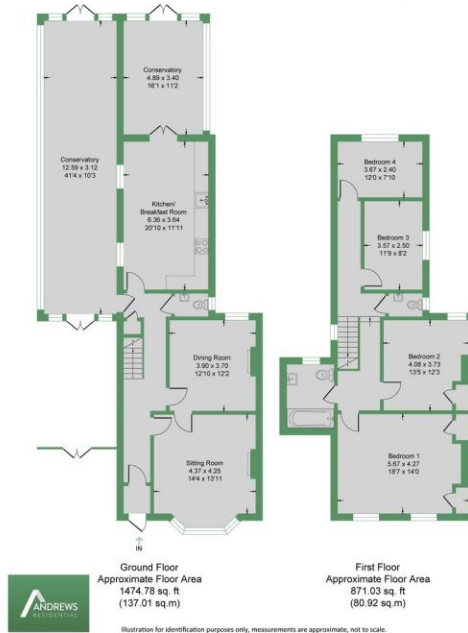
EPC RATING - D





## 50 Montage Road

Approximate Gross Internal Floor Area = 217.9 sq m / 2346 sq ft



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Hillingdon  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Andrews Residential is a trading name of Halcledix Limited, a limited company incorporated in England and Wales under registration number 10898495