



Waterloo Road, Middlesex, UB8 2QZ

NO UPPER CHAIN. A STUNNING three bedroom semi-detached property set in this popular yet peaceful location. This wonderfully characteristic property boasts recently fitted double glazing, gas central heating, modern fitted kitchen, beautiful larger than average family bathroom, private rear garden, ensuite bathroom and three good size bedrooms split over three floors. This property is perfectly positioned for Uxbridge Town centre with its shops, cinema, restaurants and bars, Uxbridge station (Piccadilly and Metropolitan lines) and Brunel University. For the motorist the property is just a short drive away and gives access to the M25/M40/A40.



ENTRANCE HALL

Front aspect double glazed door, radiator, coved ceiling, stairs to first floor landing, doors to:

LIVING ROOM

Front aspect double glazed bay window, coved ceiling, downlighting, laminate effect flooring, radiator.

DINING ROOM

Rear aspect frosted window, coved ceiling, downlighting, radiator, laminate effect flooring.

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed window, sky light, downlighting, range of base and eye level units, part tiled walls, tiled flooring, stainless steel sink and drainer, integrated oven with gas hob,

extractor fan, space for a range of appliances including washing machine, dryer, fridge freezer.

DOWNSTAIRS CLOAKROOM

Low level w/c, wall mounted wash hand basin.

FIRST FLOOR LANDING

Downlighting, radiator, stairs to second floor landing, doors to:

BEDROOM TWO

Front aspect double glazed window, radiator, downlighting, coved ceiling.

BEDROOM THREE

Rear aspect double glazed window, radiator, coved ceiling, downlighting.

BATHROOM

Rear aspect double glazed window, side aspect double glazed frosted window, radiator, heated towel rail, tiled flooring, downlighting, panel enclosed bath with shower attachment, standing shower cubicle, vanity unit incorporating wash basin, low level w/c.

SECOND FLOOR LANDING

Doors to:

BEDROOM ONE

Rear aspect double glazed double door to Juliet balcony, sky light x 2, downlighting, eaves storage, radiator, door to:

ENSUITE

Front aspect double glazed sky light, tiled flooring, stand in shower cubicle, vanity unit incorporating wash hand basin, low level wc, downlighting, heated towel rail.

REAR GARDEN

Mainly laid to lawn, panel enclosed fence, storage shed.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,278.09

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Uxbridge (0.7 Miles) - Metropolitan/Piccadilly



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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