



Glebe Road, Uxbridge, UB8 2RD

- No chain
- Off street parking
- 0.7 miles from Uxbridge Station
- Good condition throughout
- Semi-detached house
- Two double bedrooms
- Open plan living room
- Private rear garden

Asking Price £455,000

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

A well presented two bedroom semi detached home near Uxbridge High Street, with its selection of shops, transport links, and schools. Featuring a spacious open-plan living/dining room, modern kitchen, large rear garden with side access, and off-street parking. Two double bedrooms, bathroom with separate bath and shower. Offered with no upper chain – ideal for families or investors.

Accommodation

The accommodation briefly comprises an entrance porch leading into a spacious open-plan living/dining room measuring approximately 25ft x 13ft. The kitchen is located at the rear of the ground floor, seamlessly following on from the living area and offering direct access to the rear garden. Additional features on the ground floor include a useful under-stairs storage cupboard and a charming exposed brick chimney that adds character to the space.

Upstairs, the first floor hosts a generously sized bathroom complete with both a separate bath and shower. There are also two well-proportioned double bedrooms, along with access to the loft from the landing.

Outside

A private driveway offers convenient off-street parking and leads to a generous rear garden, which can be accessed directly from the kitchen or via secure side access from the driveway.

Situation

Glebe Road is a quiet and attractive location situated just a short distance from Uxbridge High Street, where you'll find a wide variety of popular restaurants, cafés, and bars, as well as both the Intu and The Pavilions shopping centres. Uxbridge Tube Station, served by the Metropolitan and Piccadilly Lines, and Uxbridge Bus Station are conveniently located in the heart of the town centre.

Key destinations such as Heathrow Airport, Stockley Park, Hillingdon Hospital, and Brunel University are all easily accessible. In addition, the property offers great transport links via the A40, M40, and M25.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

Current EPC Rating: D

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
465 sq. ft. (43.1 sq.m.) approx.



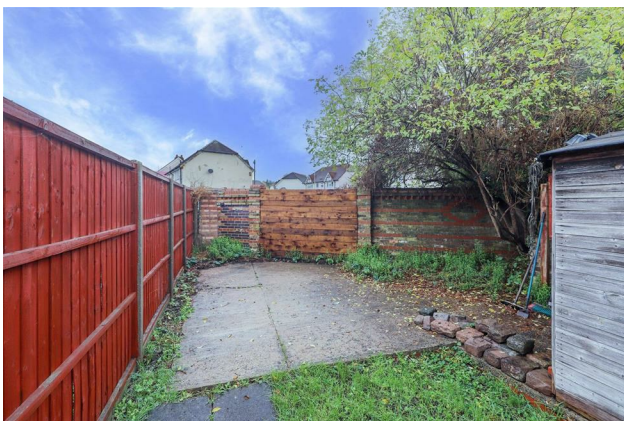
1ST FLOOR
417 sq. ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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