



## Victoria Road, Uxbridge, UB8 2TW

- Period home
- End terrace
- Two bedrooms
- Spacious kitchen
- Superb bathroom
- Town centre location
- Loft room
- Open plan reception room
- Stylish interiors
- Double glazed sash windows

**Asking Price £489,950**

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### **Description**

Ideally positioned this beautifully presented Victorian property retains many original features and has been modernised to optimise space and natural light blending contemporary style with period charm.

### **Accommodation**

Providing accommodation that briefly comprises of, entrance hall, open plan living space with the lounge area having a front aspect bay window and a feature fireplace with a wood burner, the dining area has a fireplace, stairs to the first floor with storage below and a rear aspect double glazed sash style window, there is access to the kitchen fitted which has shaker style storage units and drawers, ample wooden worktops with an inset butler sink, integrated dishwasher, integrated washer dryer, range cooker with extractor above, space for a fridge freezer, tiled flooring and double doors opening onto the rear garden.

To the first floor the superb main bedroom has a feature cast iron fireplace, stripped wooden flooring and two front aspect double glazed sash style windows, bedroom two is a double room with a cast iron fireplace and a rear aspect double glazed sash style window, the bathroom features a cast iron fireplace and a freestanding roll top bath with a mixer tap and shower attachment, separate free standing shower, vanity unit with twin basins and a w.c. there is also a built in storage cupboard and a rear aspect sash style double glazed window.

From the landing there is access to the loft room which has ample eaves storage and a velux window.

### **Outside**

There is an enclosed paved private rear garden that backs onto the River Frays

### **Situation**

Located in this peaceful setting just a short walk from the town centre with its multiple shopping facilities, restaurants, bars and Metropolitan and Piccadilly line station. For the motorist the A40 is just moments away giving access to London and the M25.

Positioned in the conservation area of Uxbridge, just moments from the town centre with its shopping facilities, restaurants, bars and also Uxbridge station with its Metropolitan and Piccadilly line services to the heart of London.

Brunel University is also a short walk away, and for the motorist the A40 is a short drive away giving access to London and the M25.

### **Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

EPC Rating: E

## **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  
339 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR  
156 sq.ft. (14.7 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (100.5 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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