



Sefton Way, Uxbridge, UB8 2LH

- Stunningly presented home
- Two double bedrooms
- Peaceful canal-side location
- Quiet but convenient location
- Students are very welcome
- EPC Rating - C
- Low maintenance rear garden
- One allocated parking space included
- Stunning communal gardens to use
- Modern and presentable throughout

£1,850 PCM

Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co



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

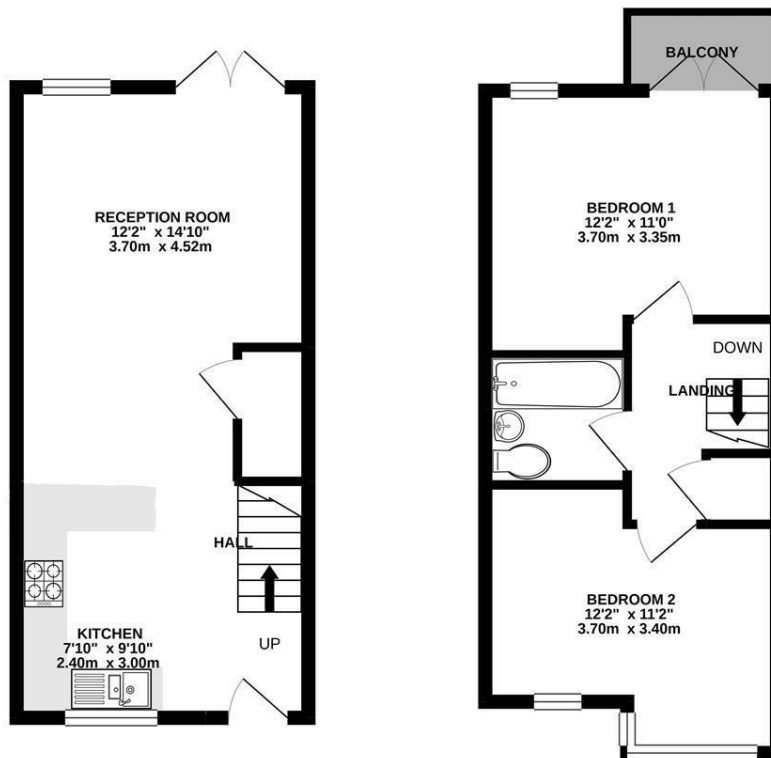
Nestled in a quiet residential cul-de-sac, this spacious and well-maintained family home offers bright, versatile accommodation finished to a high standard throughout. This two bedroom home features a generous reception room with ample space for both living and dining, a modern fitted kitchen with integrated Bosch appliances with plenty of storage, and well-proportioned bedrooms providing comfortable accommodation for families or professional sharers. The boutique styled, bathroom has recently been refurbished giving a modern, luxury finish. Outside, the property benefits from a private rear garden, ideal for relaxing or entertaining, together with one allocated parking space to the front of the property, with further visitors spaces available. Ideally positioned within easy reach of Uxbridge Town, Brunel University, Hillingdon Hospital and West Drayton's Elizabeth Line station, the property also enjoys excellent access to the A40, M4, and fantastic bus routes at the doorstep (route 222) making it an excellent choice for commuters. A range of highly regarded schools, local parks, shops, supermarkets and leisure facilities are all nearby, combining peaceful residential living with outstanding everyday convenience. Presented to the market furnished and available to move-in Mid July 2026.

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

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

GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.5 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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