



Pages Lane, Uxbridge, UB8 1XT

- Two double bedrooms
- Allocated parking
- Ground floor WC
- Moments to Uxbridge station
- Prime location
- Mid terraced house
- No upper chain
- Private rear garden
- Large reception room
- Allocated parking space

Asking Price £430,000

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Description

Offered for sale with no upper chain this property offers well proportioned accommodation and also benefits from an allocated parking space.

Accommodation

Providing accommodation that briefly comprises, entrance hall, with built in storage cupboard and ground floor W.C, open plan reception room with double doors that overlook and open onto the rear garden, there is a fitted kitchen with a very good range of storage units and drawers, ample work surfaces. There is space for appliances and in addition there is a built in electric oven with hob above and extractor hood over.

To the first floor the landing gives access to the loft space and there are two double bedrooms. The family bathroom has an enclosed bath with shower over, wash basin and w.c.

Outside

There is an enclosed garden to the rear of the property with mature shrubs and trees. There is an allocated parking space in the adjacent car park.

Situation

Situated just a short walk from Uxbridge town centre with its shopping facilities, restaurants, bars and Metropolitan/Piccadilly line station. For the motorist the A40/M40 is a short drive away giving access to London and the M25.

Uxbridge common is just a short walk away, as is Hillingdon Leisure Centre with its state of the art facilities and 50 metre indoor and outdoor swimming pools. There are well regarded schools are within close proximity.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

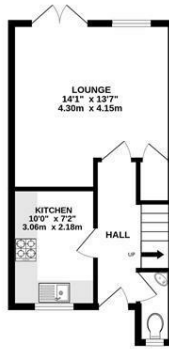
Council tax band: D

EPC Rating: TBC

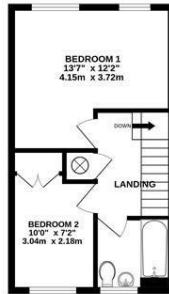
IMPORTANT NOTICE

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
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 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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