



## Waterside, Uxbridge, UB8 2LG

- One bedroom house
- No upper Chain
- Allocated parking
- In need of modernisation
- Private rear garden
- Freehold

**Asking Price £250,000**

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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 one bedroom house situated in a cul-de-sac location convenient for shops and transport links to Uxbridge town centre and West Drayton mainline station. Available with no upper chain and offering an opportunity to unlock the full potential that this well designed property has to offer, featuring a spacious lounge, kitchen, a large double bedroom, bathroom and private rear garden.

**Accommodation**

Providing accommodation that briefly comprises of, entrance hall, fitted kitchen with a storage units and drawers, space for an electric oven, washing machine and fridge freezer, work surfaces with an inset stainless steel sink and a front aspect window, the reception room has sliding patio doors which overlook and open onto the rear garden.

To the first floor the landing has a built in storage cupboard, there is a large double bedroom with a rear aspect window and access to the loft space, the bathroom is fitted with an enclosed bath, wash basin, w.c. and a front aspect window.

**Outside**

There is a private rear garden accessed from the reception room.

There is also an allocated parking space to the front of the property.

**Situation**

Well located within easy reach of local shops, local bus routes and a short walk to West Drayton Main Line Station that will soon benefit from Crossrail, which will bring west Drayton to within a 40 minutes train journey to Canary wharf and give excellent regular access to the centre of London. The property also has excellent access to the M25 and M4 motorways. Uxbridge town centre is also easily accessible with its multiple shopping facilities, restaurants, bars and Metropolitan and Piccadilly line services to London. Heathrow Airport, Stockley Business Park, Hillingdon Hospital and Brunel University are all nearby.

**Terms and notification of sale**

Tenure: Freehold

Local authority: London Borough Of Hillingdon

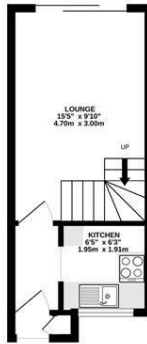
Council Tax Band: C

Current EPC Rating: C

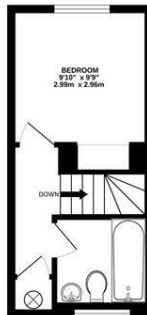
**IMPORTANT NOTICE**

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  
222 sq.ft. (20.6 sq.m.) approx.



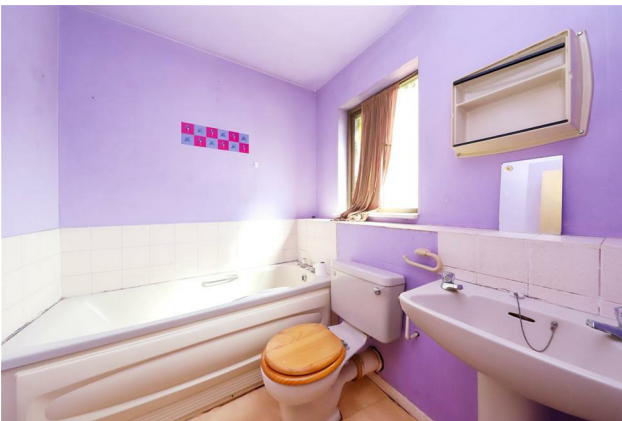
1ST FLOOR  
206 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA: 428 sq.ft. (39.8 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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