



## Austin Way, Uxbridge, UB8 2QT

- Two bedroom house
- Close to Uxbridge town centre
- Modern kitchen/breakfast room
- Extended to the rear
- Modern bathroom
- No onward chain
- Recently redecorated throughout
- Two reception rooms
- Excellent transport facilities
- Private rear garden

**Offers In Excess Of £440,000**



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**Description**

This impressive property offers surprisingly spacious accommodation and is set in a peaceful yet convenient location. Freshly presented throughout, it is ready for immediate occupation.

**Accommodation**

The accommodation briefly comprises of an entrance hall with stairs leading to the first floor. The spacious reception room features built-in storage, and a front-facing double-glazed window. The kitchen/breakfast room is fitted with a range of storage units and drawers, with space for a washing machine and fridge freezer. There are ample work surfaces, including a breakfast bar and space for an electric oven with extractor over. Sliding doors open into the extended rear reception room that overlooks and opens onto the rear garden.

On the first floor, the landing provides access to the loft space. The generous primary bedroom includes built-in wardrobes and a front-facing double-glazed window. Bedroom two is also a spacious double with bespoke built-in storage and a rear-facing double-glazed window overlooking the garden. The modern, fully tiled bathroom includes an enclosed bath with shower over, wash basin, WC, and a rear-facing double-glazed window.

**Outside**

There is a private garden to the rear of the property with a paved patio, lawned area and timber shed.

**Situation**

Conveniently located just a short walk to the town centre with its multiple shopping facilities, restaurants, bars and Uxbridge station with its Metropolitan and Piccadilly line services to central London. For the motorist the A40 is easily accessible providing access to London and the M25

**Terms and notification of sale**

Tenure: Freehold

Local authority: London Borough Of Hillingdon

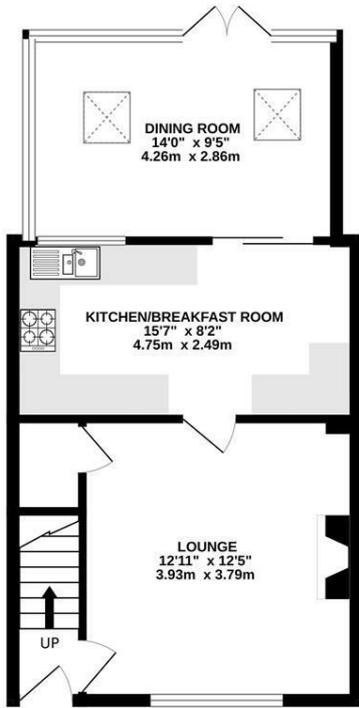
Council Tax Band: D

Current EPC Rating: C

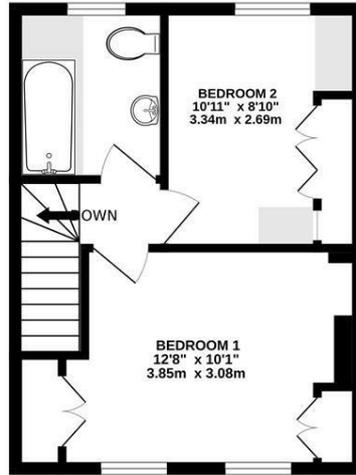
**IMPORTANT NOTICE**

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  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 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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