



Bridge Road, Uxbridge, UB8 2QN

- In need of modernisation
- Open plan reception room
- Off street parking
- Large rear garden
- Period property
- Two double bedrooms
- Kitchen
- First floor bathroom
- Close to the town centre
- No upper chain

Asking Price £430,000

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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

In need of modernisation this attractive period property offers plenty of potential and the opportunity to create a superb home.

Accommodation

Providing accommodation that briefly comprises, entrance hall with stairs to the first floor, open plan reception room, the kitchen overlooks and opens onto the rear garden.

To the first floor there are two double bedrooms and the family bathroom.

Outside

There is a large garden to the rear of the property which leads down to the Frays River.

To the front of the property there is off street parking.

Situation

Bridge Road is positioned in the heart of Uxbridge and just moments from the town centre with its shopping facilities, restaurants, bars and Metropolitan and Piccadilly line services to London from Uxbridge Station, 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: 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
421 sq ft (39.1 sq m) approx.



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



TOTAL FLOOR AREA: 830 sq ft (77.1 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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