



## Hows Road, Uxbridge, UB8 2AR

- Attractive Victorian house
- Moments from the town centre
- No upper chain
- 0.2 Miles from Uxbridge Station
- Loft room
- Period features
- Two reception rooms
- Spacious bathroom
- Two double bedrooms
- Attractive low maintenance garden

**Asking Price £500,000**

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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**

Offered for sale with the benefit of no upper chain, this attractive period home is highly secure with a reliable electronic security system, it also provides thermal efficiency with high specified double glazing and insulation. Located in a highly sought-after area, properties in this road rarely come to the market.

**Accommodation**

Having been recently redecorated throughout to a high standard, the accommodation briefly comprises, entrance hall with stairs to the first floor, there are two interconnecting reception rooms both with feature cast iron fireplaces, the kitchen is fitted with a range of storage units and drawers, ample work surfaces with an inset gas hob, built in electric oven and space for appliances.

To the first floor there are two double bedrooms both with feature fireplaces and a large family bathroom with an enclosed bath, sperate shower cubicle, wash basin and WC.

There is a loft room that provides useful additional space currently used as a bedroom.

**Outside**

There is an attractive low maintenance garden to the rear of the property.

**Situation**

Positioned in the heart of Uxbridge with all of the facilities that the town centre has to offer with its shops, restaurants, bars and Metropolitan/Piccadilly line station.

For the motorist the A40 is just 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

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

## How's Road

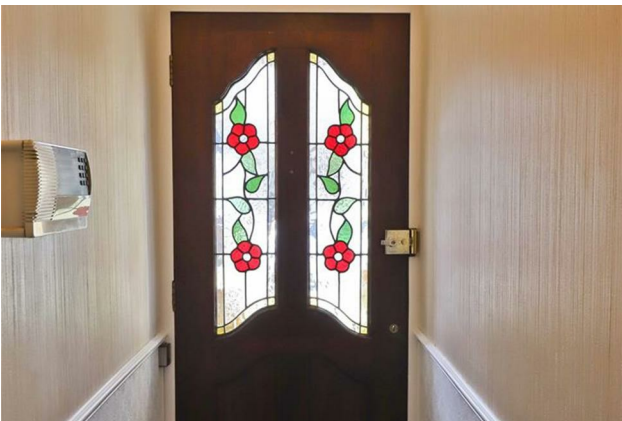
Approximate Gross Internal Floor Area = 100.2 sq m / 1079 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



# Cameron



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