



- TWO Bedroom House
- Conservatory
- Lounge
- Gas Central Heating
- Close to Uxbridge Town Centre
- Mid Terrace
- Modern Fitted Kitchen
- Tiled Bathroom With Shower
- Quiet Cul-de-sac
- EPC Band C

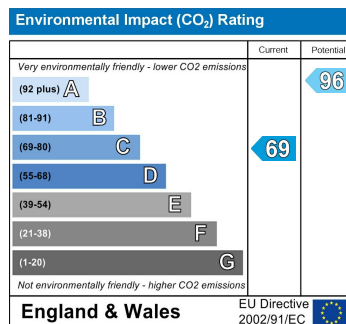
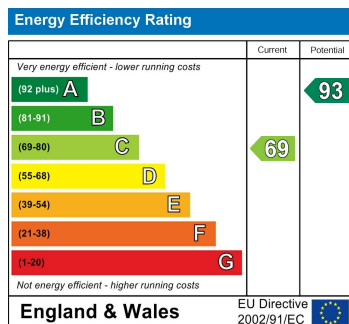
\*\*\* NO TENANT LETTING FEES\*\*\*

A conveniently located TWO bedroom terraced house set in a quiet cul-de-sac located off the Cowley Road. This spacious property briefly comprises; entrance Hall, separate modern kitchen, spacious reception/dining room with patio doors leading to the conservatory. Upstairs you will find two well proportioned bedrooms both with built in wardrobes and tiled family bathroom with bath and overhead shower.

Additionally, the property benefits from; gas boiler and central heating system, double glazing, neutral decor and laminate downstairs and carpet upstairs, private rear garden and residential parking. Within walking distance of Uxbridge Town Centre and well located for A40/M40/M25 motorway junctions, Uxbridge Tube Station), Stockely Business Park and Heathrow Airport.

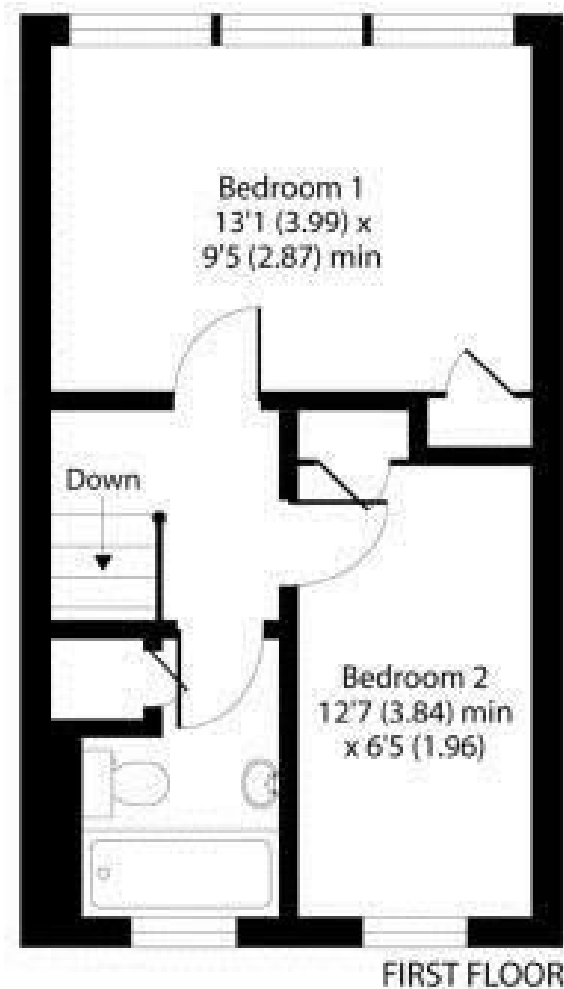
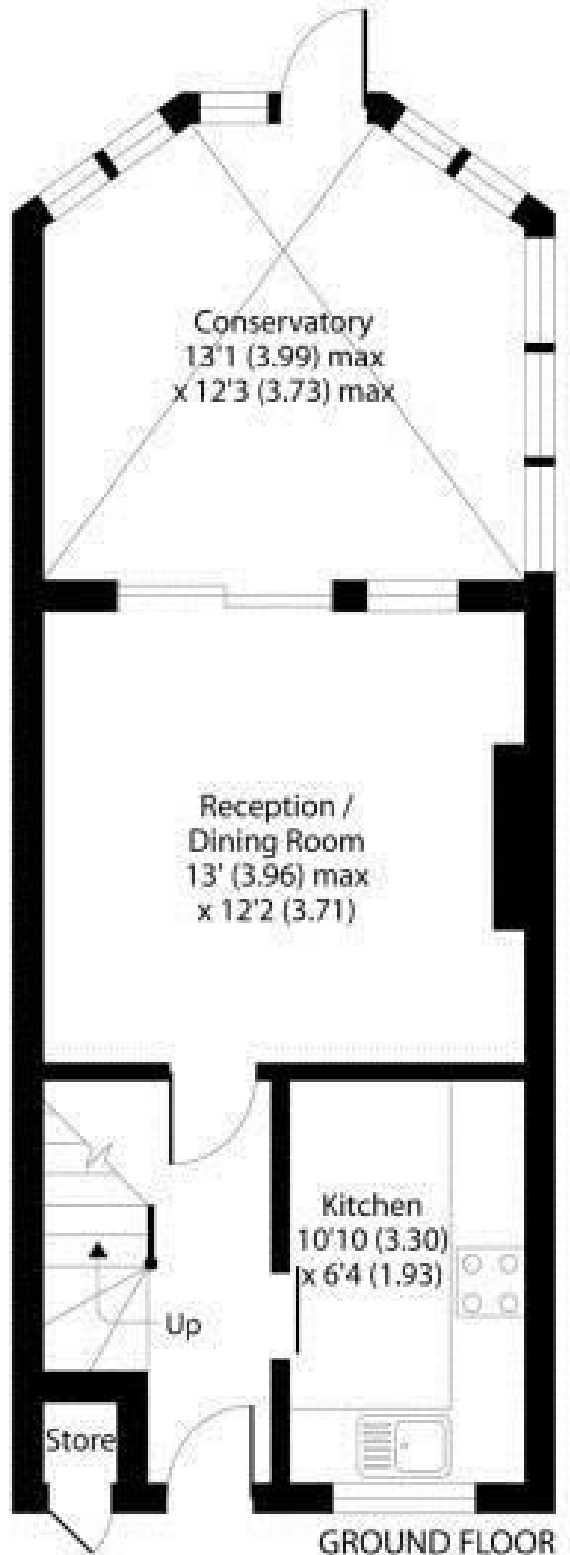
Available from 12th June unfurnished with white goods.

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant\*



## Frayslea, Uxbridge, UB8 2AT

APPROX. GROSS INTERNAL FLOOR AREA 757 SQ FT 70.3 SQ METRES (EXCLUDES STORE)



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





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