



- No Chain
- Town Centre Location
- Well Presented
- Private Rear Garden
- Low Stamp Duty For First Time Buyers

- Two Bedrooms
- Potential To Convert Loft S.T.P.P
- Convenient Access To University/Hospital
- Gas Central Heating
- EPC Rating D

NO CHAIN! A delightful Victorian town centre home, maintained to a high standard and well positioned for easy access to the station/university/hospital.

This TWO bedroom period home is presented in excellent order and comprises a large entrance hallway leading to a front reception room, dining room and kitchen on the ground floor, the first floor contains two large double bedrooms and a family bathroom suite, the large loft space is prime for a potential conversion (S.T.T.P) Internally the benefits include; double glazing, gas central heating. Externally the property benefits from a private rear garden.

This property would suit a range of buyers but stands out for first time buyers, the growing family or an investor looking to add to their portfolio.

Alexandra Road is an extremely well connected residential road situated in the heart of Uxbridge Town Centre and offers immediate access to all that the town has to offer, it is a short stroll to Uxbridge Underground Station with Metropolitan Line and Piccadilly Line connections, Uxbridge High Street and Intu Shopping Centre. Alexandra Road is also conveniently located to be very easily accessible to the M40/M25/M4 motorway's, Heathrow Airport, Hillingdon Hospital and Brunel University.

Disclaimer:

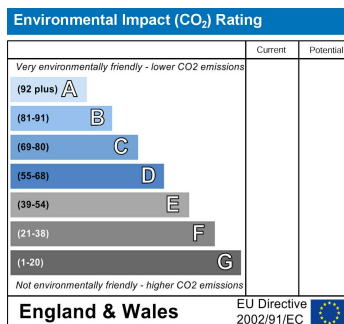
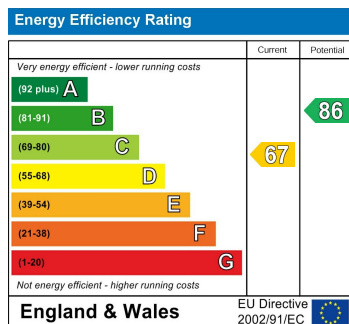
These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

Price - £450,000

Tenure: Freehold

Local Authority: Hillingdon Council

Council Tax Band D



## Ivy House Road, Ickenham, Uxbridge, UB10

Approximate Area = 1265 sq ft / 117.5 sq m (includes garage)

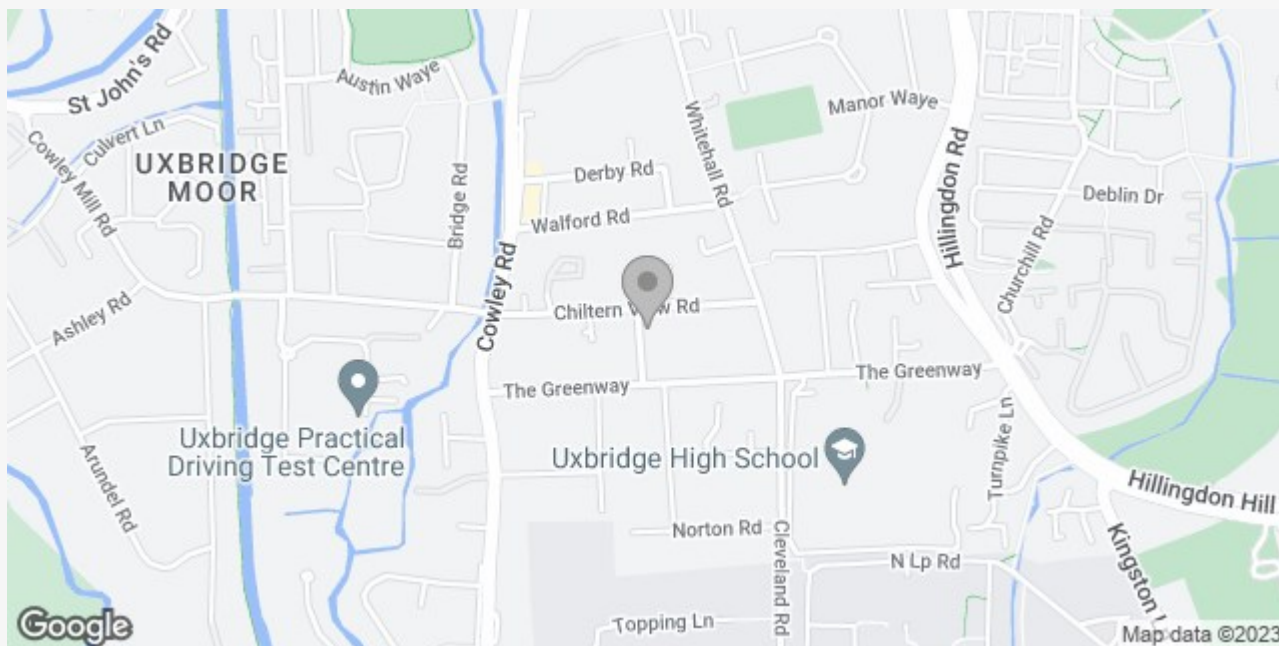
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Lakin & Co. REF: 951368

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.





## LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.