



- Two Bedrooms
- Town Centre Location
- Period Features
- Beautiful Rear Garden
- Freehold

- Stunning Condition
- Whitehall School Nearby
- Large Family Bathroom
- 13 Minute Walk To Station
- EPC Rating D

A stunning TWO BEDROOM town centre Victorian home, with tall ceilings, sash windows and cast iron fireplaces. This residence would suit a range of buyers from those looking to ditch apartment living to buyers taking their first steps on the property ladder.

The property has the potential to be made into a THREE BED home (S.T.P.P) with the options including a loft conversion or a first floor bathroom conversion. Briefly comprising; an entrance hallway, living room, dining room and kitchen with access to the rear garden. The first floor contains two double bedrooms and a family bathroom with a separate shower.

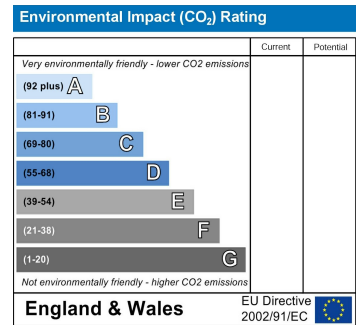
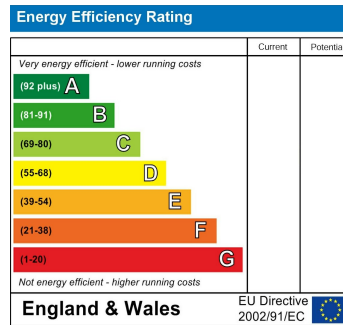
The property is just a short walk of Uxbridge Town Centre which offers an array of excellent High Street shops, bars, restaurants and shopping centres. It also houses the Metropolitan and Piccadilly Lines. For the motorist, the A40/M40/M25 junctions are located approximately two minute drive away which provides swift access into Central London and home counties. Other local amenities include Hillingdon Leisure Centre and Uxbridge Common also within a short walk.

Tenure: Freehold
Local Authority: Hillingdon Council
Council Tax Band: D

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.

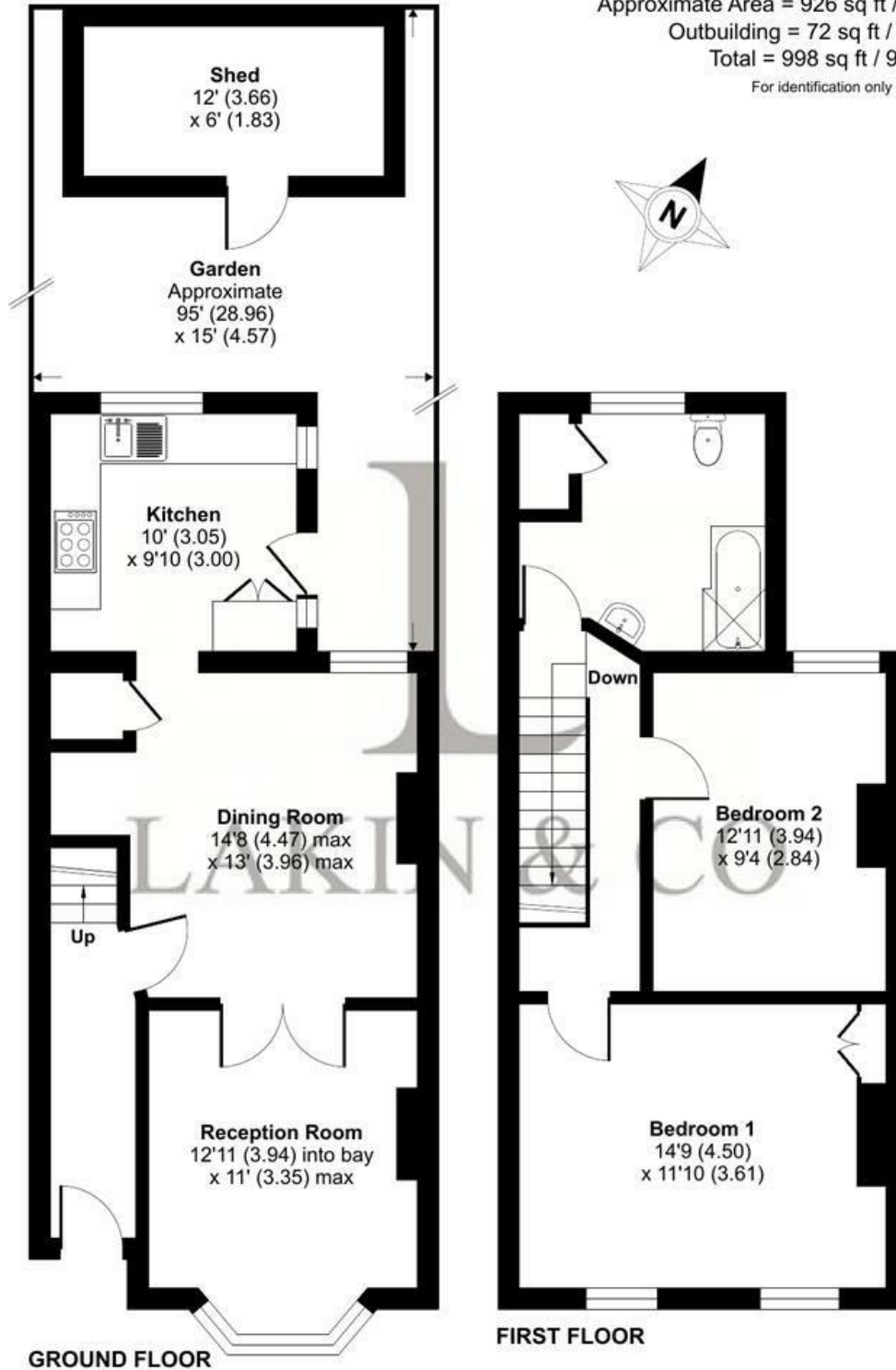
Buyers information:
In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months).

Referral fees:
We can refer you to recommended providers of services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use their service.



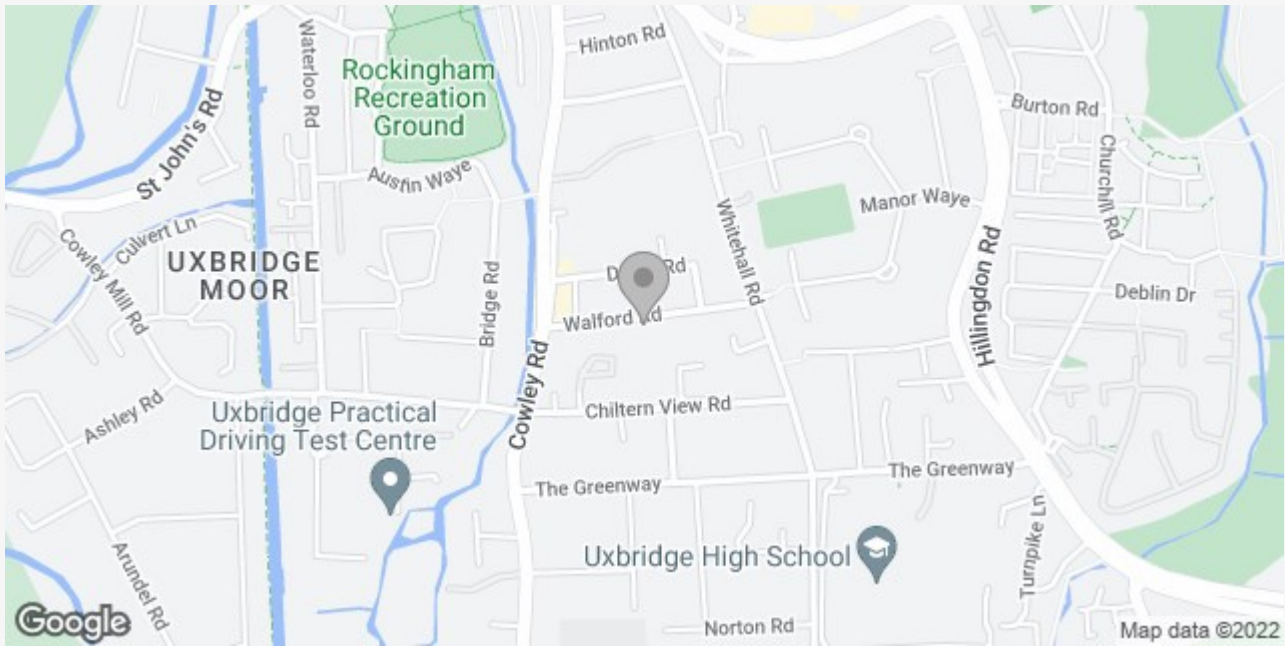
Walford Road, Uxbridge, UB8

Approximate Area = 926 sq ft / 86 sq m
 Outbuilding = 72 sq ft / 6.7 sq m
 Total = 998 sq ft / 92.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2021. Produced for Lakin & Co. REF: 915119

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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