



- 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:

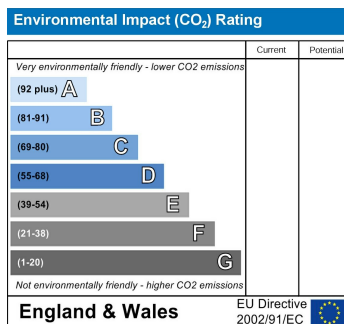
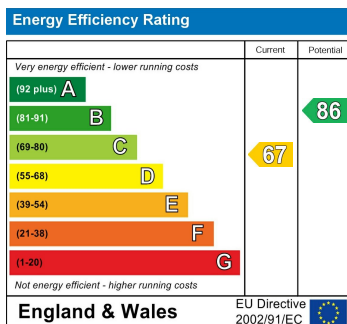
These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

Price - £450,000

Tenure: Freehold

Local Authority: Hillingdon Council

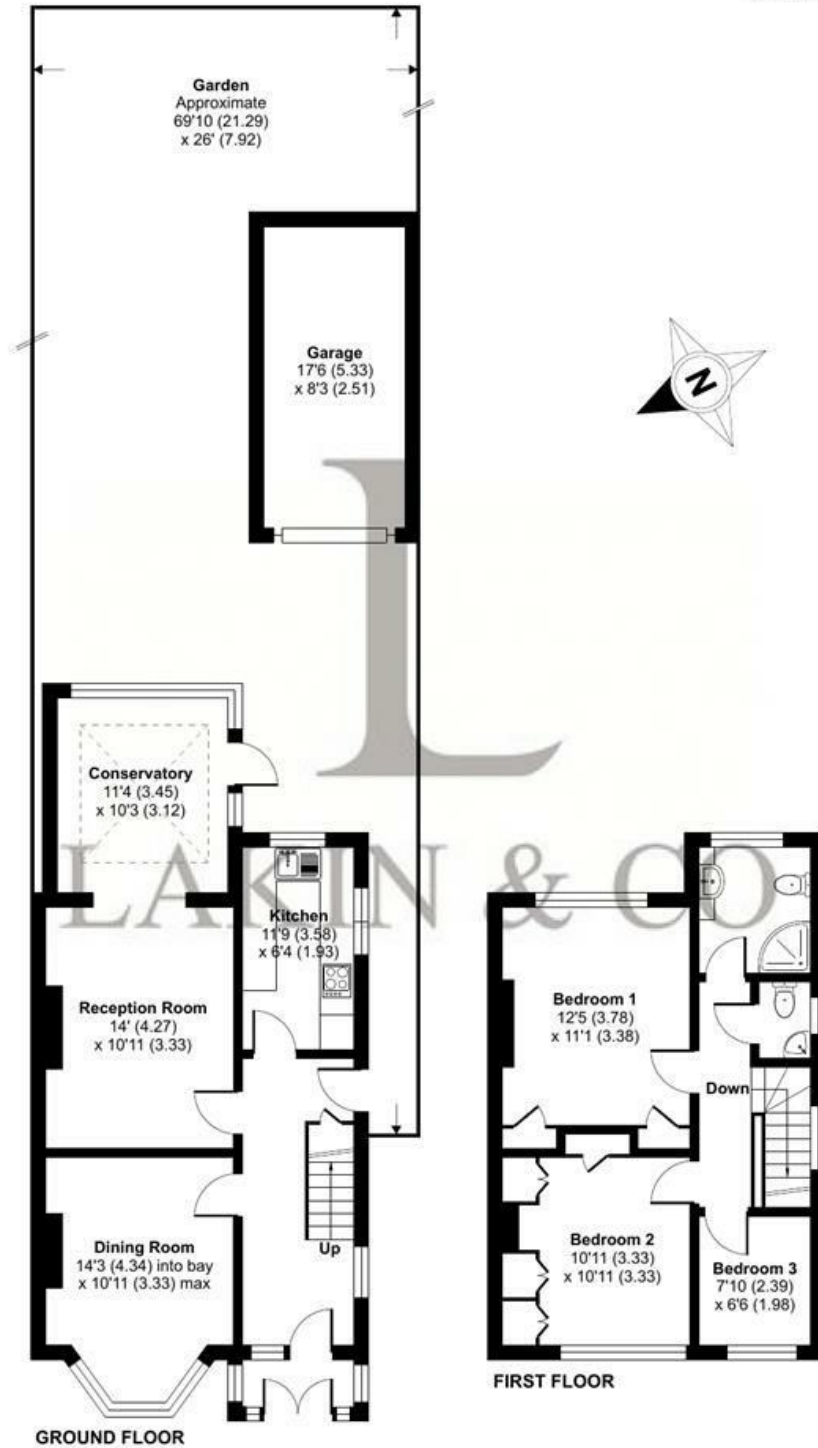
Council Tax Band D



**Ivy House Road, Ickenham, Uxbridge, UB10**

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

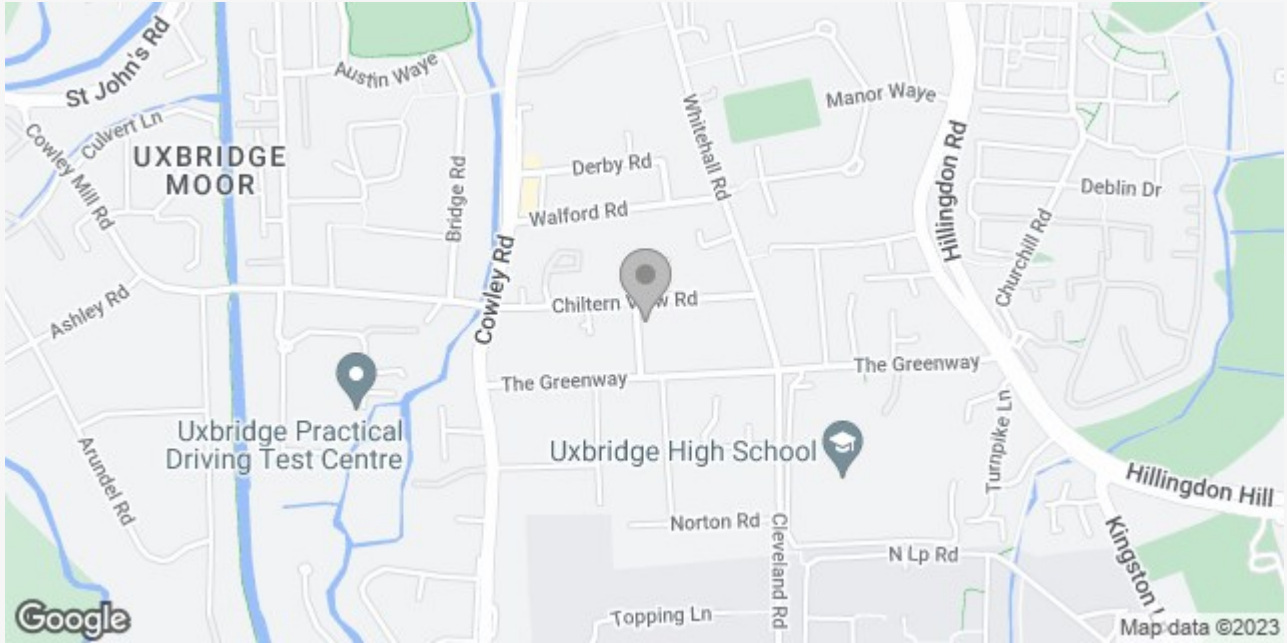
For identification only - Not to scale



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

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