



- One Bedroom House
- Private Garden
- Garage
- Quiet Cul-de-Sac
- Gas Central Heating

- Freehold
- Parking Space
- Within Walking Distance of Uxbridge Town Centre
- Double Glazing
- EPC Rating C

A one bedroom FREEHOLD end of terrace house nestled away in a quiet cul-de-sac within walking distance of Uxbridge Town Centre. Benefitting from own private garden this property would be ideal for first time buyers.

The property comprises; entrance porch, spacious lounge, fitted kitchen with wall and base units, large under stair cupboard, stairs leading to landing, a spacious double bedroom and white suit family bathroom. To the rear is own private garden which has access to study and storage space. To the side is own allocated parking space.

Further benefits include; gas central heating, double glazing, loft access for storage and residents permit parking. Uxbridge Town Centre provides the Metropolitan & Piccadilly Lines, shops bars, restaurants. Scenic walks can be taken close by with access to the Grand Union canal and Colne Valley Regional Park.

Tenure: Freehold  
Asking Price: £314,950  
Local Authority: Hillingdon Council  
Council Tax Band: C

A40/M40/M25/M4 motorway junctions close by providing easy access into Central London, Home Counties and Heathrow Airport. Brunel University, Bucks University, Stockley Business Park and Hillingdon Hospital a short distance away.

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact.

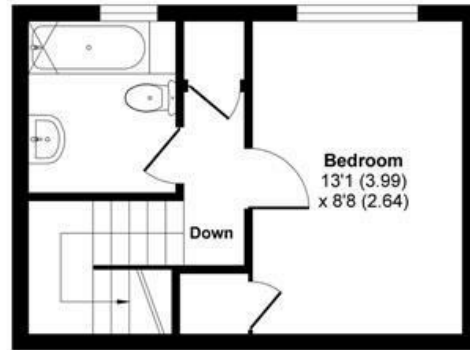
Disclaimer:  
These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

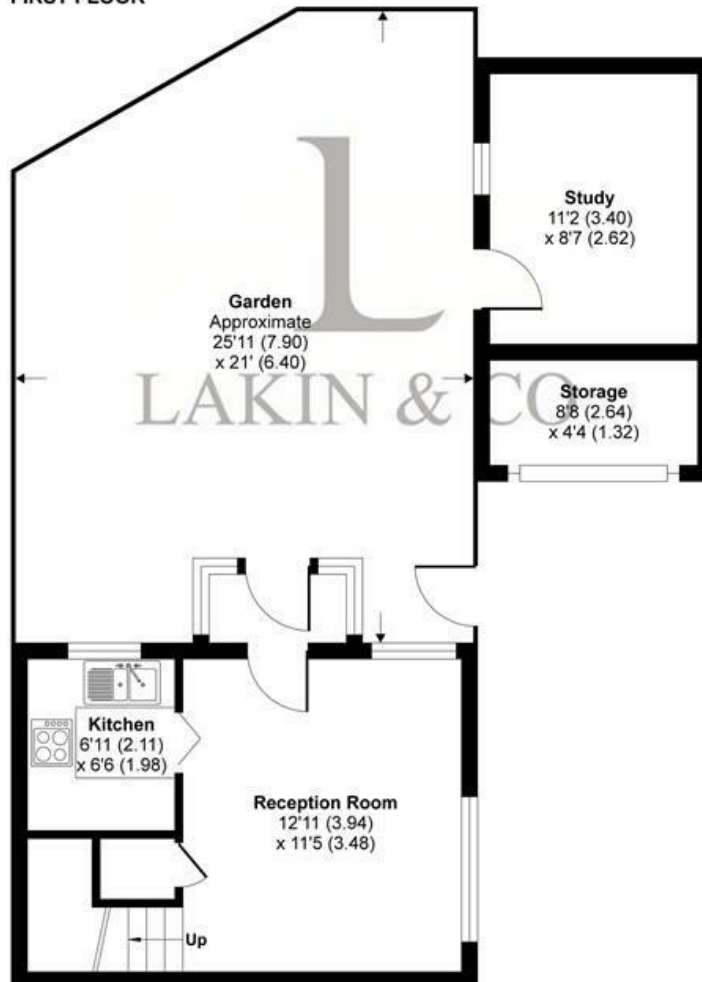
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Rushes Mead, Uxbridge, UB8**

Approximate Area = 482 sq ft / 44.8 sq m  
 Outbuildings = 133 sq ft / 12.3 sq m  
 Total = 615 sq ft / 57.1 sq m  
 For identification only - Not to scale



FIRST FLOOR

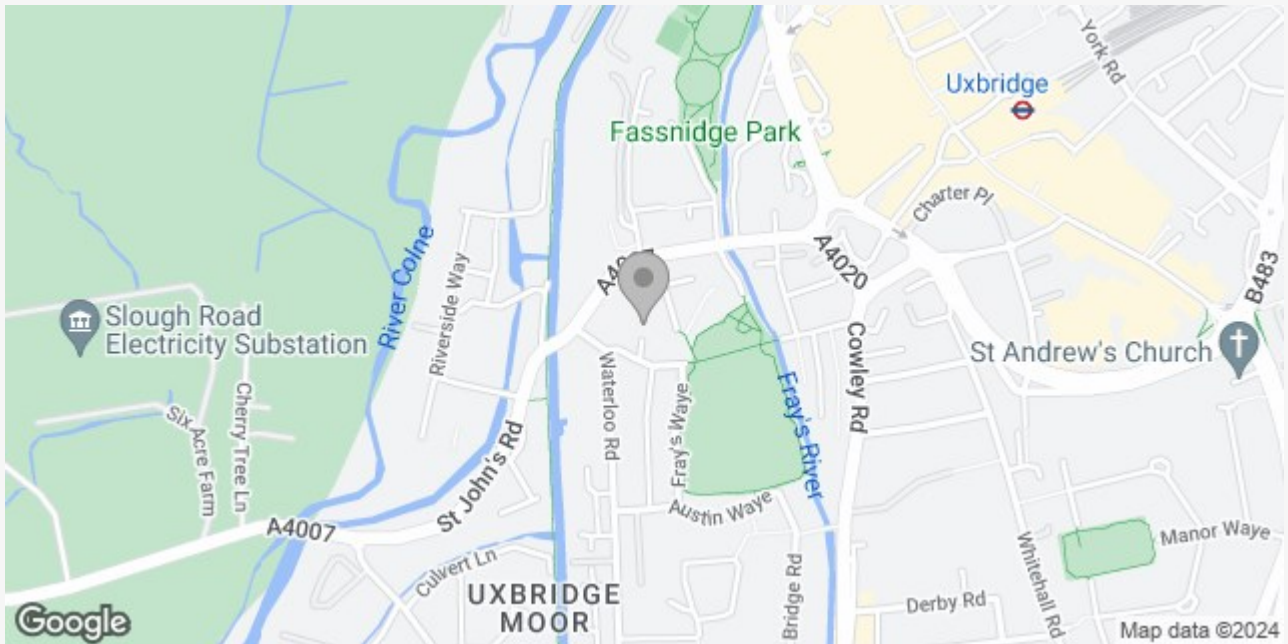


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Lakin & Co. REF: 782499

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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