



- One Bedroom
- Semi Detached
- Walking Distance To Uxbridge Town Centre
- Quiet Cul-De-Sac
- Gas Central Heating
- Freehold
- Garage
- Walking Distance To Transport Links
- Double Glazing
- EPC Rating D

A one bedroom FREEHOLD semi detached house nestled away in a quiet cul-de-sac within walking distance of Uxbridge Town Centre. Ideal for first time buyers or investors looking to purchase close to town centre amenities.

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 newly fitted modern shower room.

Further benefits include; gas central heating, double glazing, loft access for storage, front outside space, residents permit parking and own garage. 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.

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.

Price: £289,000

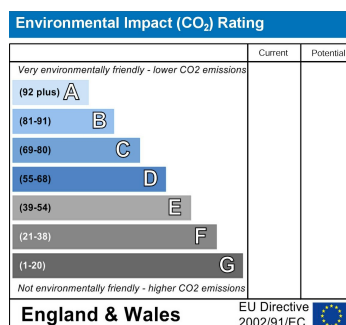
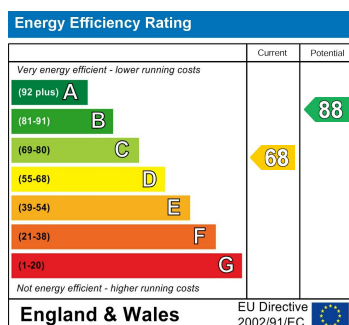
Tenure: Freehold

Local Authority: Hillingdon Council

Council tax band: C

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.



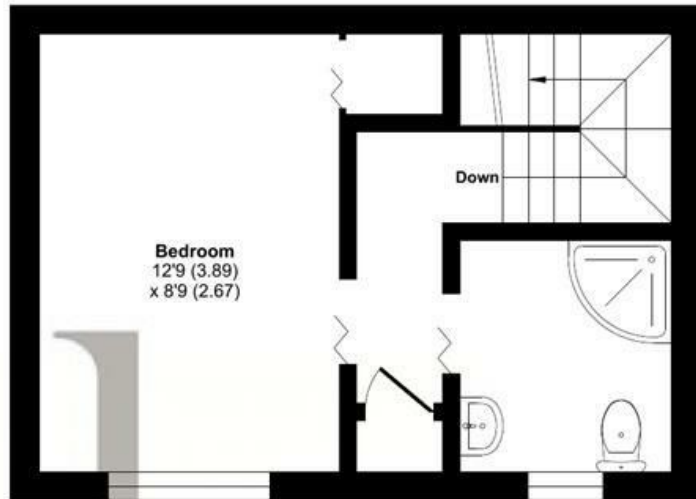
Rushes Mead, Uxbridge, UB8

Approximate Area = 489 sq ft / 45.4 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 616 sq ft / 57.1 sq m

For identification only - Not to scale



FIRST FLOOR



GARAGE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Lakin & Co. REF: 1002246

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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