

ALLDAY
& MILLER



Lancaster Road, Uxbridge, UB8 1AP
£485,000

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- Two Bedrooms
- Located in Uxbridge Town Centre
- Private Rear Garden
- Complete Chain
- Beautiful Period Home
- Good Condition Throughout
- Off Street Parking
- 0.2 Miles to Uxbridge Station

Description

Nestled on the sought-after Lancaster Road, this delightful two-bedroom house offers the perfect blend of comfort, convenience, and character. Ideal for first-time buyers, downsizers, or investors, the property is located just a short distance from Uxbridge town centre, offering a wealth of shops, restaurants, and excellent transport links.

The accommodation currently comprises of a spacious living room/dining room, with a modern fitted kitchen and doors leading out to the garden.

The first floor includes two well proportioned bedrooms and a family bathroom

The front has a paved driveway to provide parking, the rear garden is a great space to entertain with a patio and lawn area.

Situation

The property is located in this sought after road in North Uxbridge, just a short stroll from Uxbridge town centre with its shopping facilities, restaurants, bars and Metropolitan / Piccadilly line station. For the motorist the A40/M40 is a short drive away giving access to London and the M25.

Well regarded schools are within close proximity such as Hermitage, John Locke Academy, and Vyners.

Uxbridge Common is just a short walk away, as is Hillingdon Leisure Centre with its state of the art facilities and 50 metre indoor and outdoor swimming pools.



Lancaster Road, Uxbridge, UB8
Approximate Area = 752 sq ft / 69.9 sq m
For identification only - Not to scale

Ground Floor

Garden
28.45 x 3.88
93'4 x 12'9

Kitchen
4.01 max x 2.25 max
13'2 x 7'5

Reception / Dining Room
7.15 max x 3.69 max
23'5 x 12'1

Extends To
4.82 x 15'10

First Floor

Bedroom
3.36 x 2.32
11'0 x 7'7

Bedroom
4.01 max x 3.68 max
13'2 x 12'1

CH = Ceiling Height

Up

Dn

ALLDAY & MILLER estate agents

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		82	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		

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