



## Maygoods View, High Road, Uxbridge, UB8 2HG

- Three Bedroom
- NO ONWARD CHAIN
- Great Project
- Close Proximity to Bus Links, Schools & Amenities
- EPC Rating E
- Semi Detached
- Great Potential to Extend (STPP)
- Large Garden
- Front & Rear Access
- Viewings Advised

**Asking Price £435,000**



# Maygoods View, High Road, Uxbridge, UB8 2HG

## DESCRIPTION

Situated in Uxbridge, is this three bedroom semi detached house being offered for sale with NO ONWARD CHAIN on Maygoods View, High Road. The property serves as a great project for its new owners and provides great potential to extend subject to planning permission.

The property comprises entrance hall to reception room, kitchen to the rear along with a separate ground floor wc. To the first floor you are met with a landing, three bedrooms and a bathroom suite. Outside, the property has front and rear gardens and there is rear access via service road, providing further potential to create a parking area. Viewings are highly advised to understand the extent of the work.

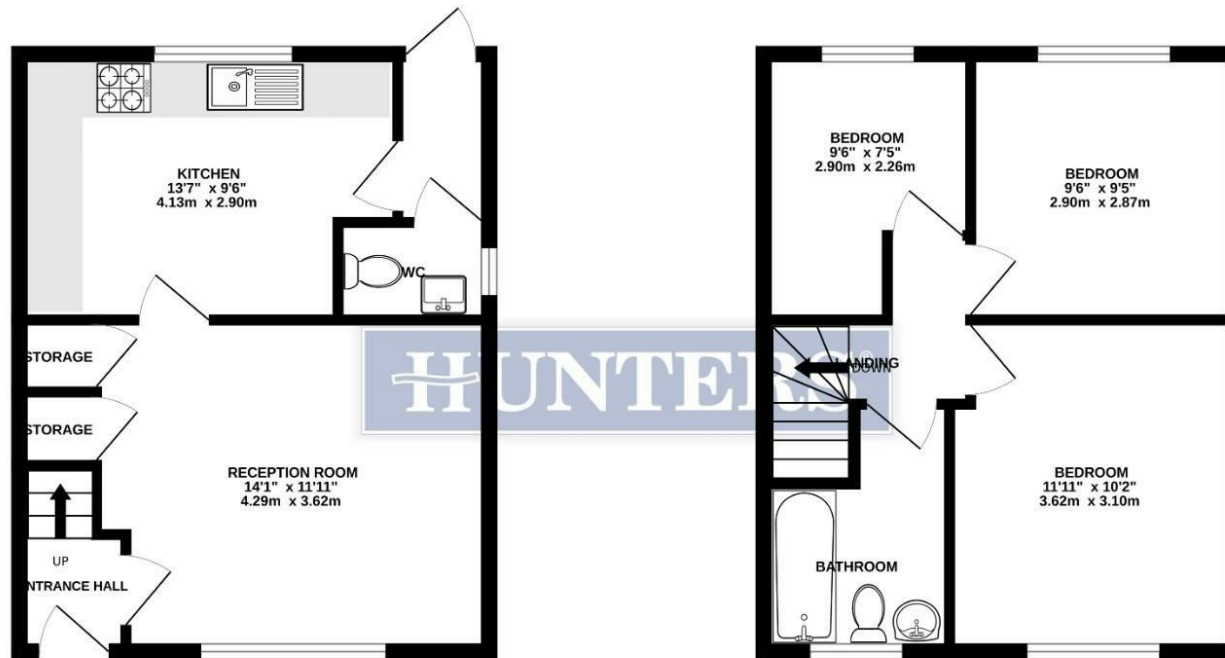
Maygoods View is situated in Cowley and is within close proximity to amenities, transport links, schools, open green space and parks. You are a short drive from Uxbridge Town center along with West Drayton High Street providing accessibility to West Drayton train station which now services the Elizabeth Line. Please note the EPC for this property is rated E.





GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.

1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

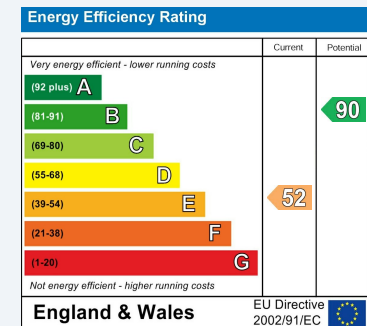
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.