



Ashwood Avenue, Uxbridge, UB8 3LT

We are pleased to present to the market this beautifully presented mid-terrace home, perfectly located in one of Uxbridge's most desirable residential streets. Offering a harmonious blend of comfort, practicality, and modern living, this home briefly comprises; two generously sized bedrooms, welcoming living room which features a purpose-built radiator cover perfectly accommodating tv and internet cables, modern kitchen/breakfast room, bright conservatory and bathroom suite. With potential to extend subject to the usual planning constraints, the property benefits from a downstairs cloakroom, off street parking, private rear garden and side access. Ideally located close to excellent schools, local shops, and superb transport links including Uxbridge and West Drayton station, this home offers the perfect balance of tranquillity and convenience.



## ENTRANCE HALL

Front aspect frosted leaded light entrance door, laminate effect flooring, under stairs storage cupboard housing meters, radiator, downlighting, stairs to first floor landing, doors to:

## LIVING ROOM

Laminate effect flooring, radiator, downlighting, coved ceiling, front aspect double glazed leaded light window.

## KITCHEN/BREAKFAST ROOM

Tiled flooring, a range of integrated appliances including: induction hob with extractor fan hood, oven, microwave, dishwasher and fridge freezer, inset sink x 2, rear aspect single glazed window, rear aspect double glazed leaded light window, radiator, downlighting, rear aspect door to:

## CONSERVATORY

Rear aspect double glazed window, rear aspect double glazed door to rear garden, laminate effect flooring, space for washing machine and dryer, door to:

## DOWNSTAIRS CLOAKROOM

Rear aspect double glazed frosted window, low level wc, wall mounted hand wash basin, tiled walls, laminate effect flooring.

## FIRST FLOOR LANDING

Front aspect double glazed leaded light window, hatch to loft space, built in storage cupboard housing boiler, downlighting, doors to:

## BEDROOM ONE

Front aspect double glazed leaded light window, radiator, coved ceiling, laminate effect flooring, downlighting.

## BEDROOM TWO

Rear aspect double glazed leaded light window, laminate effect flooring, radiator, coved ceiling, downlighting.

## BATHROOM

Tiled flooring, tiled walls, tiled enclosed bath with shower attachment and mixer taps, heated towel rail, rear aspect double glazed frosted window, vanity unit incorporating hand wash basin.

## FRONT

Off street parking.

## REAR GARDEN

Decked area, mainly laid to lawn, panel enclosed fence, garden shed x 2, side access.

## COUNCIL TAX

London Borough of Hillingdon - Band D - £1,952.38

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## DISTANCE TO STATIONS

West Drayton (1.5 Miles) - Elizabeth Line

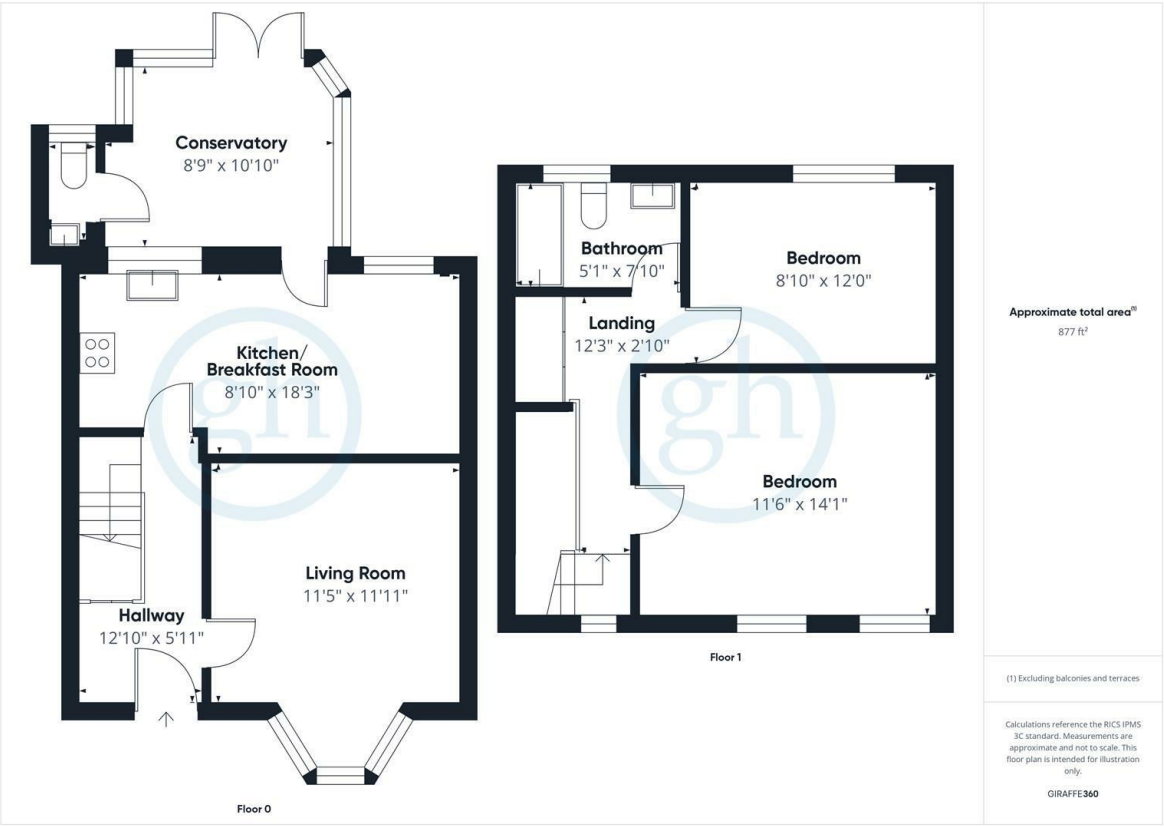


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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential      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



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