

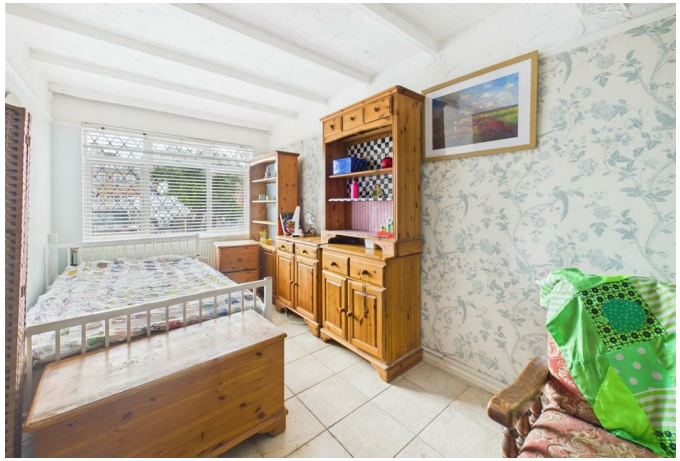
Misbourne Road, Uxbridge, UB10 0HP

£500,000

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NO UPPER CHAIN. A semi-detached two-bedroom home on Misbourne Road, formerly a three-bedroom property that has been altered to provide two generously sized bedrooms., offering fantastic scope for improvement and extension potential (subject to the usual planning permissions). Requiring modernisation throughout, this property presents an excellent opportunity for buyers looking to create a bespoke family home in a desirable residential location. The ground floor comprises a spacious living room, separate dining room, fitted kitchen, conservatory, and a convenient downstairs WC. Upstairs features two well-proportioned bedrooms and a family bathroom suite. One of the standout features of the property is the exceptionally large rear garden, offering huge potential for expansion (STPP), landscaping, or creating an impressive outdoor entertaining space. Further benefits include off-street parking to the front. Ideally situated close to local amenities, well-regarded schools, and excellent transport links, this property is perfectly suited for investors, developers, or families seeking a home they can modernise and add value to over time.







ENTRANCE PORCH
Front aspect double glazed leaded light door, dual aspect double glazed leaded light window, door to:

ENTRANCE HALL
Front aspect door, front aspect double glazed window, radiator, door to:

LIVING ROOM
Front aspect double glazed leaded light window, tiled flooring, feature fireplace, double door to:

DINING ROOM
Rear aspect double glazed door to rear garden, rear aspect double glazed window, tiled flooring, radiator, leading to:



KITCHEN
Rear aspect double glazed leaded light door to conservatory, rear aspect double glazed leaded light window, tiled flooring, tiled walls, space for double oven with six gas hob rings, stainless steel sink with drainer.

CONSERVATORY
Dual aspect double glazed doors to rear garden, rear aspect double glazed window, tiled flooring.

DOWNSTAIRS WC
Side aspect double glazed frosted window, tiled flooring, tiled walls, low level WC, wash hand basin with mixer tap.

FIRST FLOOR LANDING
Side aspect double glazed frosted window, loft access.

BEDROOM ONE
Front aspect double glazed leaded light windows, radiator.

BEDROOM TWO
Rear aspect double glazed leaded light window, radiator.

BATHROOM
Rear aspect leaded light double glazed frosted window, tiled walls, shower cubicle with mixer taps, wash hand basin with mixer taps, low level WC.

FRONT
Off street parking.

REAR GARDEN
Panel enclosed fencing, patio x 2, mainly laid to lawn.

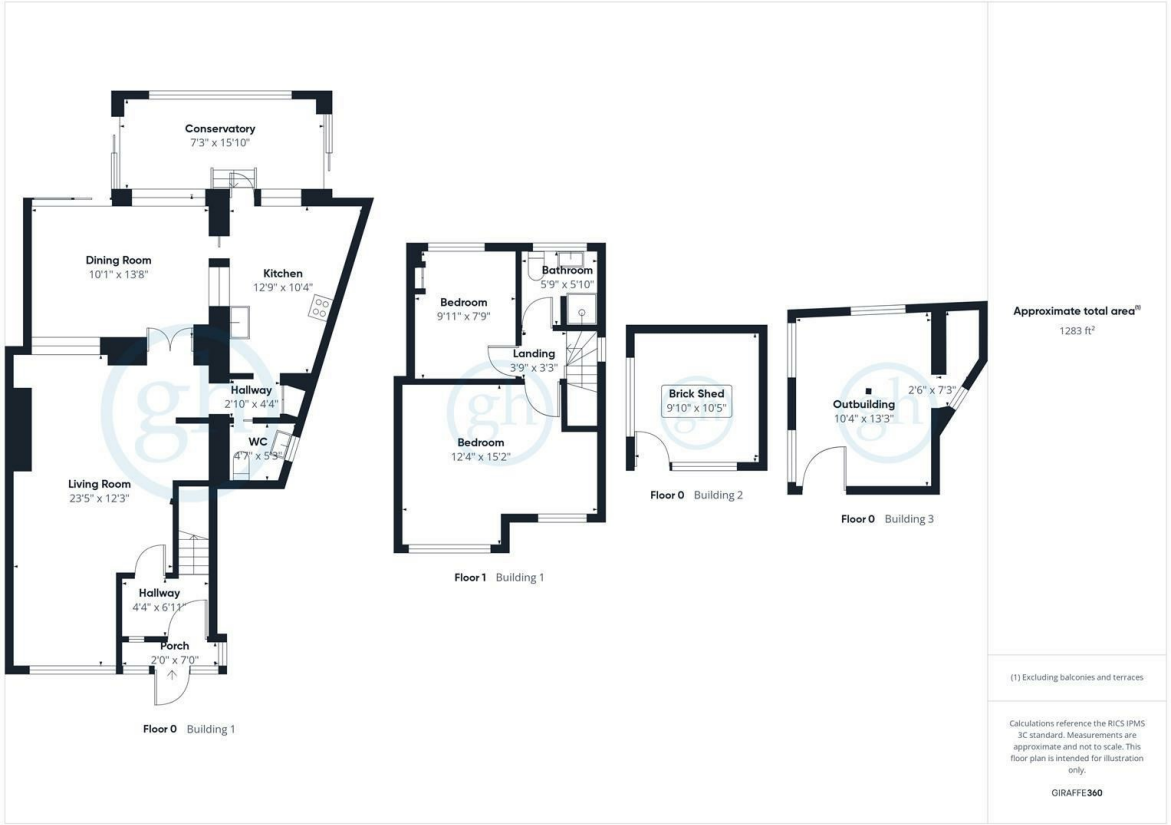
COUNCIL TAX
London Borough of Hillingdon - Band D - £2,045.46

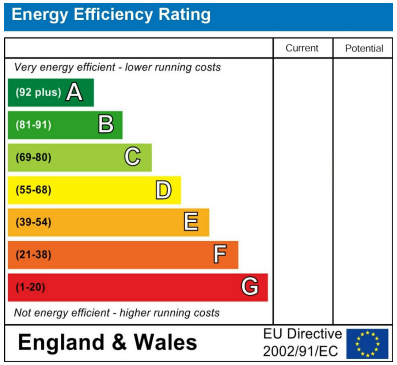
N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS
Hillingdon (1.5 miles) - Metropolitan and Piccadilly
Uxbridge (1.6 Miles) - Metropolitan and Piccadilly
Ickenham (2.6 Miles) - Metropolitan and Piccadilly

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