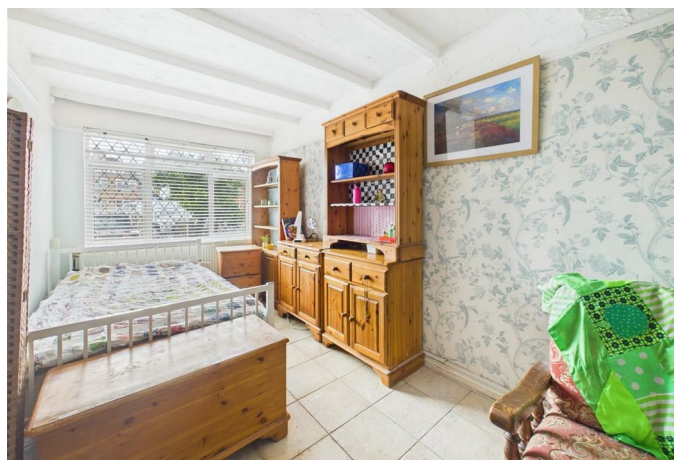




Misbourne Road, Uxbridge, UB10 0HP  
£535,000



NO UPPER CHAIN. A two-bedroom semi-detached house on the ever-popular Misbourne Road, 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



92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

[sales@gibsonhoney.co.uk](mailto:sales@gibsonhoney.co.uk)

[www.gibsonhoney.co.uk](http://www.gibsonhoney.co.uk)



| 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 |         |                            |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>2002/91/EC |



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.