



Waterloo Road, Middlesex, UB8 2QZ

NO UPPER CHAIN. A STUNNING three bedroom end of terrace property set in this popular yet peaceful location. This wonderfully characteristic property boasts recently fitted double glazing, gas central heating, modern fitted kitchen, beautiful larger than average family bathroom, private rear garden, ensuite bathroom and three good size bedrooms. This property is perfectly positioned for Uxbridge Town centre with its shops, cinema, restaurants and bars, Uxbridge station (Piccadilly and Metropolitan lines) and Brunel University. For the motorist the property is just a short drive away and gives access to the M25/M40/A40.



ENTRANCE HALL

Front aspect double glazed door, radiator, coved ceiling, stairs to first floor landing, doors to:

LIVING ROOM

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

DINING ROOM

Rear aspect frosted window, coved ceiling, downlighting, radiator, laminate effect flooring.

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed window, sky light, downlighting, range of base and eye level units, part tiled walls, tiled flooring, stainless steel sink and drainer, integrated oven with gas hob,

extractor fan, space for a range of appliances including washing machine, dryer, fridge freezer.

DOWNSTAIRS CLOAKROOM

Low level w/c, wall mounted wash hand basin.

FIRST FLOOR LANDING

Downlighting, radiator, stairs to second floor landing, doors to:

BEDROOM TWO

Front aspect double glazed window, radiator, downlighting, coved ceiling.

BEDROOM THREE

Rear aspect double glazed window, radiator, coved ceiling, downlighting.

BATHROOM

Rear aspect double glazed window, side aspect double glazed frosted window, radiator, heated towel rail, tiled flooring, downlighting, panel enclosed bath with shower attachment, standing shower cubicle, vanity unit incorporating wash basin, low level w/c.

SECOND FLOOR LANDING

Doors to:

BEDROOM ONE

Rear aspect double glazed double door to Juliet balcony, sky light x 2, downlighting, eaves storage, radiator, door to:

ENSUITE

Front aspect double glazed sky light, tiled flooring, stand in shower cubicle, vanity unit incorporating wash hand basin, low level wc, downlighting, heated towel rail.

REAR GARDEN

Mainly laid to lawn, panel enclosed fence, storage shed.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,278.09

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

DISTANCE TO STATIONS

Uxbridge (0.7 Miles) - Metropolitan/Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

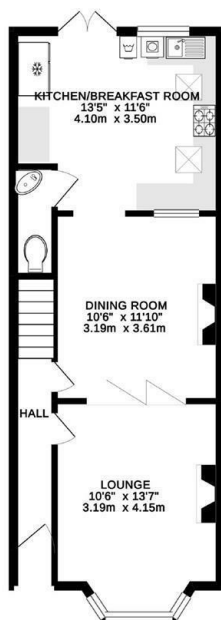
sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



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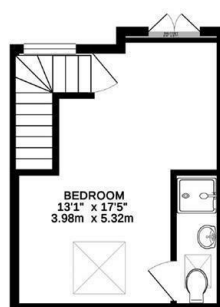
GROUND FLOOR 468 sq. ft.
(43.4 sq. m.)



1ST FLOOR 402 sq. ft.
(37.4 sq. m.)



2ND FLOOR 220 sq. ft.
(20.5 sq. m.)

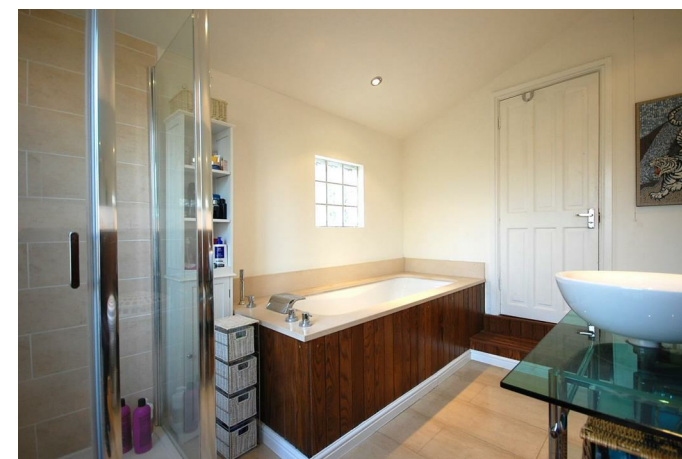
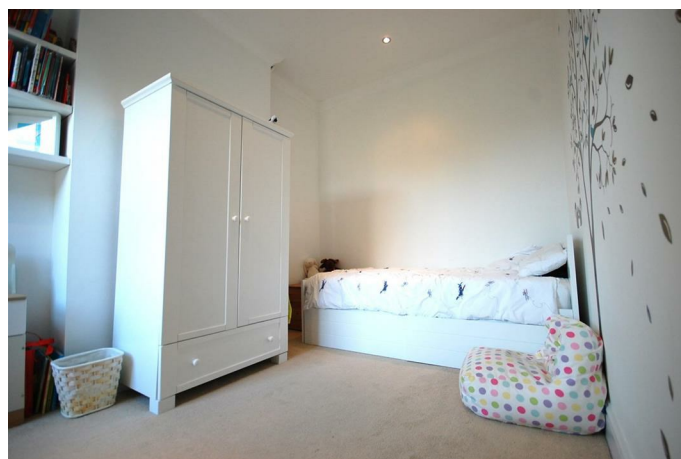


TOTAL FLOOR AREA: 1090 sq. ft. (101.3 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating

| | Current | Potential |
|---|---------|----------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 8 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | 65 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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