

nUPAD



215a Park Road, Uxbridge, London, UB8 1NS

Asking Price £674,000

Park Road Uxbridge

- Detached House
- 5 bedrooms
- Large living room
- Kitchen/dining room
- Family bathroom
- Downstairs cloakroom
- Integral garage
- Off street parking for 3/4 cars
- Rear garden
- Vacant possession

DETACHED HOUSE close to Uxbridge town centre, comprising FIVE BEDROOMS, (fifth bedroom could be used as a HOME OFFICE) large LIVING ROOM, KITCHEN/DINING ROOM, downstairs CLOAKROOM, Family BATHROOM. The property also benefits from an integral GARAGE, gas central heating and new double glazed windows. Outside there is off street parking for 3/4 cars with side access to the rear garden. At the front there are views over Park Road playing fields which has tennis, squash and athletic stadium.

Situated giving good access to Uxbridge town centre with a great variety of shops bars and restaurants, Uxbridge branches of both the Metropolitan line and the Piccadilly line, the A40 is short drive away giving great access to London.

The property is offered with vacant possession.

EPC D
Council tax F

Entrance hall

Double glazed door to entrance hall



Cloakroom

Low level wc. wash hand basin, radiator, frosted double glazed window

Kitchen dining room

18'5" x 9'8" (5.62 x 2.95)

Rear aspect double glazed windows, side aspect double glazed door and window, single drainer single bowl stainless steel sink with mixer taps, rolled top work surfaces, range of wall and base units, part tiled walls, inset 4 ring gas hob with single oven under space for washing machine and fridge. larder cupboard, wall mounted gas boiler, radiator

Kitchen photos

Living room

16'6" x 13'3" (5.05 x 4.05)

Rear aspect double glazed window and double glazed sliding patio doors, fire place

Bedroom 5

9'8" x 8'8" (2.95 x 2.65)

Ground floor front aspect double glazed window, Radiator

Stairs to first floor

Front aspect double glazed window, access to loft space

Bedroom 1

11'5" to wardrobe x 10'2" (3.49 to wardrobe x 3.12)

Front aspect double glazed window, radiator, full width built in wardrobes, large eves storage cupboard

Bedroom 2

13'3" x 9'8" (4.04 x 2.95)

Rear aspect double glazed window, radiator, airing cupboard

Bedroom 3

9'9" x 9'8" (2.98 x 2.95)

Front aspect double glazed window, radiator, built in eves storage cupboard

Bedroom 4

10'2" x 9'4" (3.12 x 2.86)

Rear aspect double glazed window, radiator, built in eves storage cupboard

Family Bathroom

Rear aspect double glazed window, white panel enclosed bath with mixer taps ad shower attachment, low level wc, pedestal wash hand basin, chrome heated towel rail.

Outside

Integral garage

18'1" x 10'3" (5.52 x 3.14)

Up and over style door

Front garden

Laned area, mature bushes, own drive with off street parking leading to garage, side access to rear

Rear garden

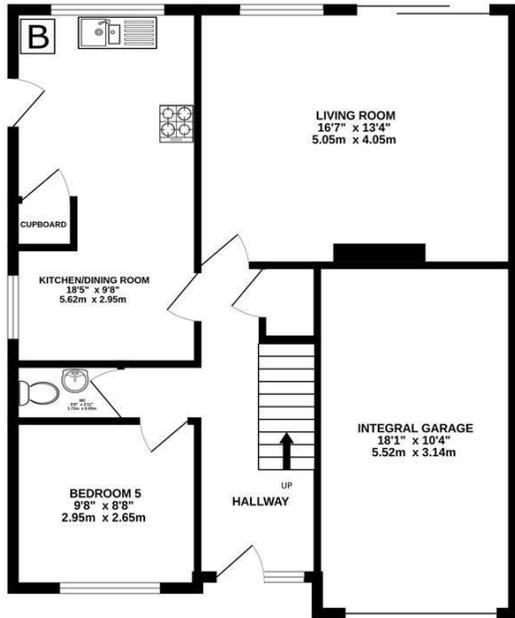
Paved patio with steps down to crazy paved garden with raised beds

Front view

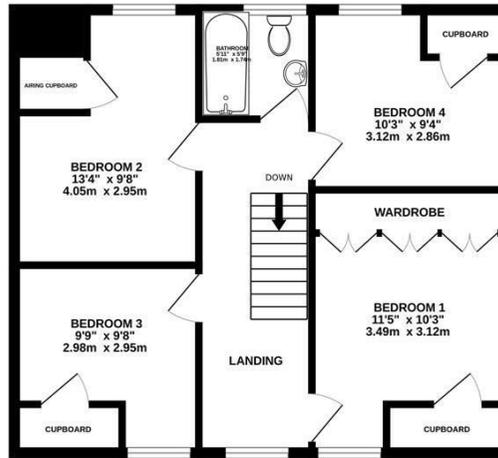
Rear View



GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.

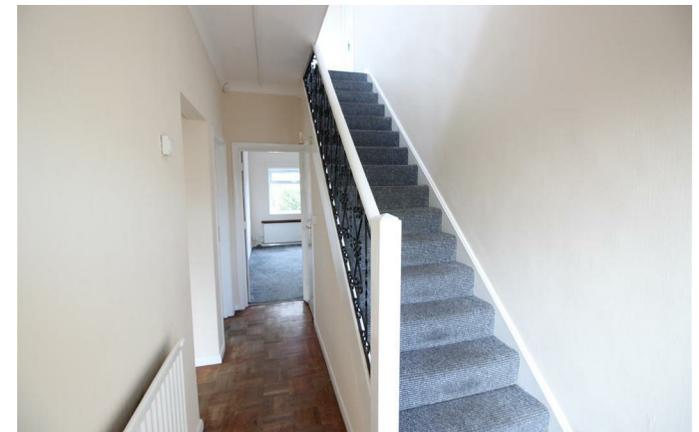


1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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.
Made with Metropix 5/2023



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	60	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	50	75