



**36 Walford Road  
Uxbridge, London UB8 2NG  
Asking Price £550,000**

6 BEDROOM DETACHED BUNGALOW.

Nupad offer this excellent SIX bedroom property comprising of SIX DOUBLE BEDROOMS , TWO BATHROOM, KITCHEN, rear GARDEN.

The property is currently rented to students and has a HMO licence for 6 occupants.

Other benefit include double glazed windows and gas central heating with a enclosed rear garden, the property is situated close to Brunel University, local shops and bus routes, also close to Uxbridge town centre and the underground station, which provides further access to Central London.

Tenanted until September 2024

COUNCIL TAX BAND E  
EPC E

## 36 Walford Road, Uxbridge, London UB8 2NG

### Entrance hall

Laminate floors, open tread stairs to first floor

### Bedroom 1

Front aspect double glazed window, radiator

### Bedroom 2

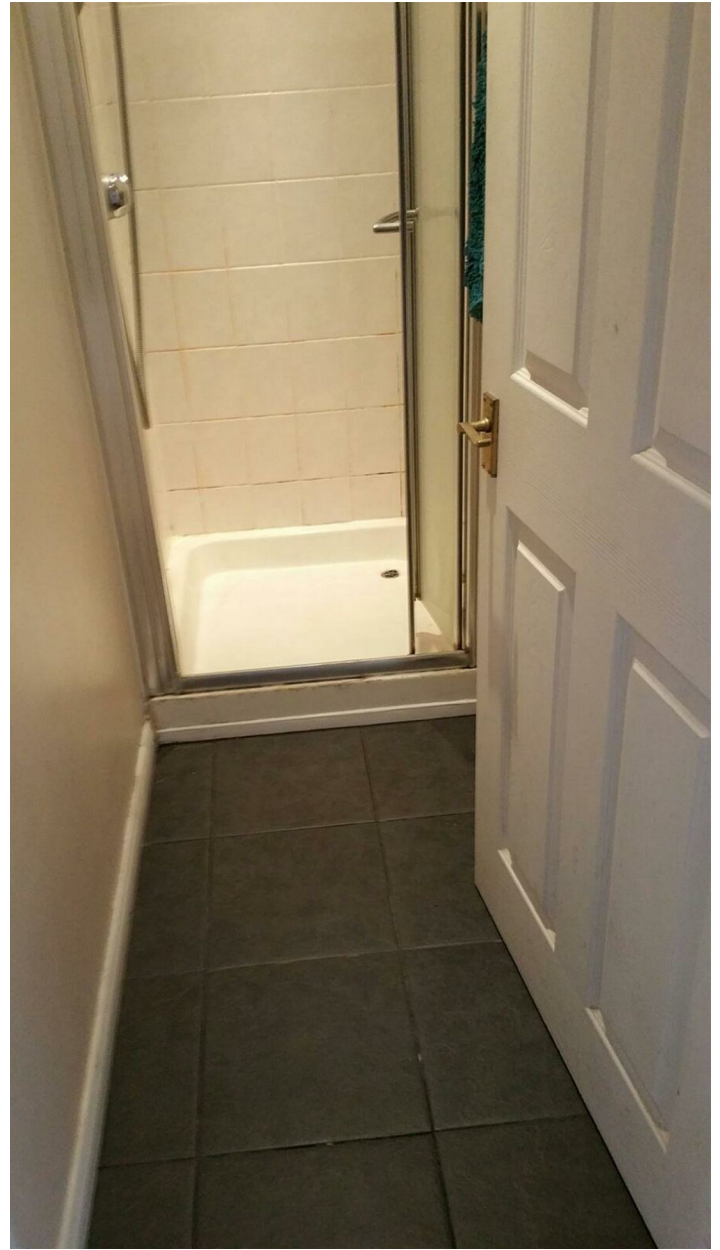
Front aspect double glazed window, radiator

### Bathroom



Panel enclosed bath, low level wc, pedestal wash hand basin, tiled walls, double glazed window,

### Shower room



Enclosed shower cubical, tiled walls



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## W.c



Low level wc, wash hand basin

## Kitchen

Rear aspect double glazed window and door to garden, Double bowl single drainer sink unit with cupboards under further further range of wall and base units with rolled top worksurfaces, space for range cooker, washing machine and fridge.

## bedroom 3

Rear aspect doors to garden, radiator

## Bedroom 4

Side aspect double glazed window, radiator

## stairs to first floor

landing, storage cupboard

## Bedroom 5

Front aspect double glazed window, radiator, eves storage

## Bedroom 6

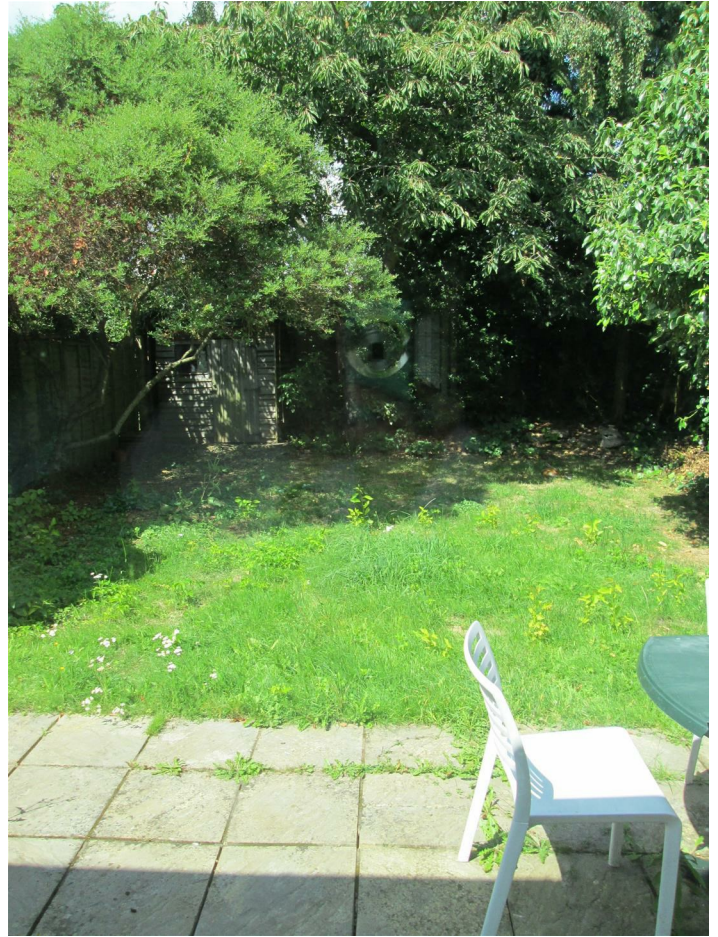
Rear aspect double glazed window, radiator, eves storage

## Outside

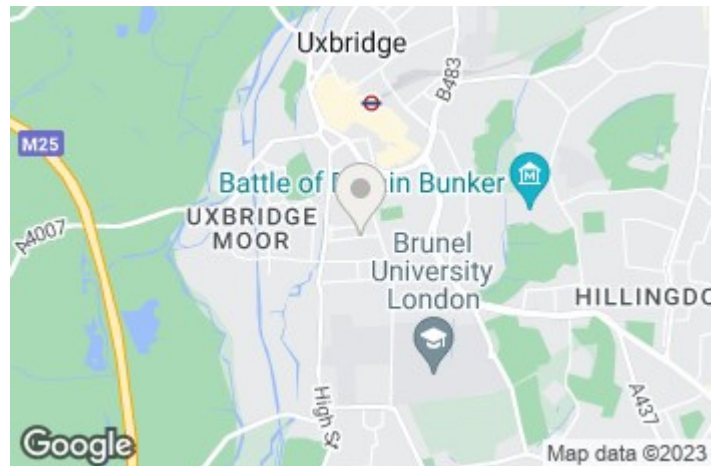
### Front

Small front garden leading to front door

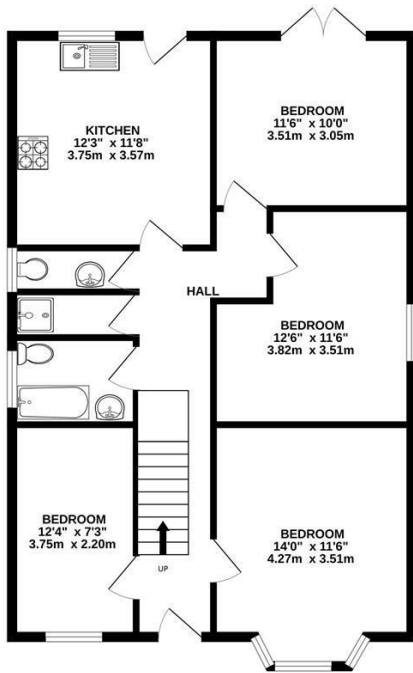
### Rear



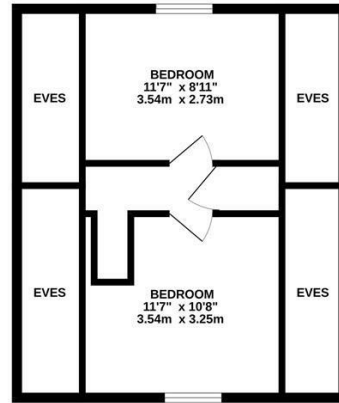
Patio area leading to lawned area.



GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 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.  
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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	