



**43 Walford Road
Uxbridge, UB8 2NG**

£2,300

Deposit required £2,650

**Available date 10th January
2025**

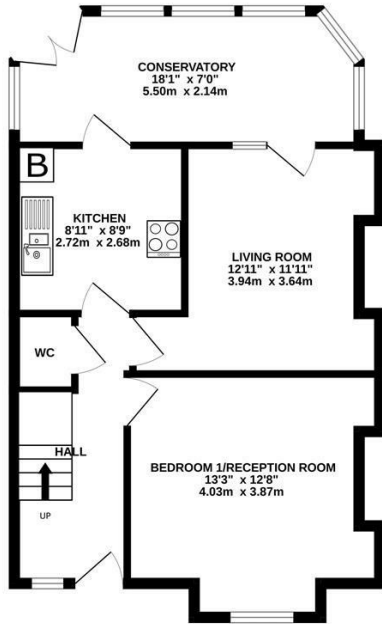
4 Bedroom Semi detached house.

Situated in a convenient location close to local shops and buses with Uxbridge Town centre and tube station a few minutes away.

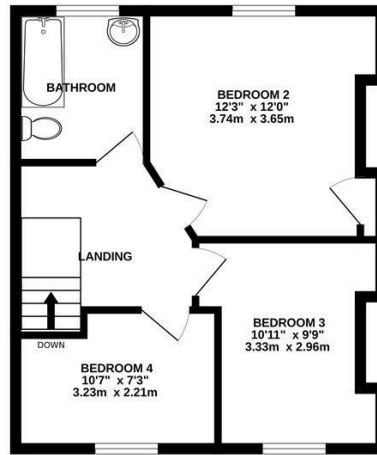
Recently decorated 4 Bedroom semi detached house with living room and conservatory, fitted kitchen, good sized modern first floor bathroom, downstairs cloakroom, off street parking and rear gardens.

Furnished.
Council Tax E.
EPC D.

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 985 sq.ft. (91.5 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		63	
(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	

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	