



**6 Belgrave Mews
Uxbridge, UB8 3AG
Asking Price £475,000**

Nestled in the charming Belgrave Mews, Uxbridge, this delightful terraced house presents an excellent opportunity for both investors and families alike. Boasting four well-proportioned bedrooms, this property is ideal for those seeking ample living space. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The fitted kitchen is both functional and stylish, providing a great space for culinary endeavours. The upstairs bathroom is conveniently located, ensuring ease of access for all residents. The property benefits from double glazing and gas central heating, ensuring comfort throughout the year.

Outside, the rear garden offers a private retreat, ideal for enjoying sunny days or hosting gatherings. Additionally, a garage in a nearby block provides valuable storage or parking space. The property is currently rented to students, making it a lucrative investment opportunity, but it also holds great potential as a family home.

Situated in a peaceful cul-de-sac location, this residence is conveniently close to local bus routes and is just a short distance from Brunel University, making it an attractive option for those associated with the institution. With its blend of comfort, convenience, and investment potential, this property is not to be missed.

6 Belgrave Mews, Uxbridge, UB8 3AG

Front door

Entrance Hall

Bedroom 1

10'5" max x 9'2" max (3.2 max x 2.8 max)



Front aspect double glazed window, radiator

Cloakroom



Low level Wc, wash hand basin, window to front

Living room

20'8" max x 10'9" max (6.3 max x 3.3 max)



Double glazed window to rear, radiator

Kitchen

9'2" x 7'10" (2.8 x 2.4)



Range of eye and base units with work surface space, double bowl stainless steel sink with mixer taps, part tiled walls, inset 4 ring gas hob, with single oven under, space for fridge freezer and washing machine, wall mounted gas boiler, double glazed door to garden.

Stairs to first floor landing

Storage cupboard, access to loft

Bedroom 2

12'9" x 8'2" (3.9 x 2.5)



Front aspect double glazed windows, radiator

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Bedroom 3

10'9" to wardrobe x 8'10" (3.3 to wardrobe x 2.7)



Rear aspect double glazed window, radiator, built in wardrobes

Bedroom 4

9'6" x 6'10" (2.9 x 2.1)



Front aspect double glazed windows, radiator

Shower room



Rear aspect double glazed window, shower cubical, low level wc, wash hand basin, tiled walls, radiator.

Front garden

Laid to lawn, path leading to front door

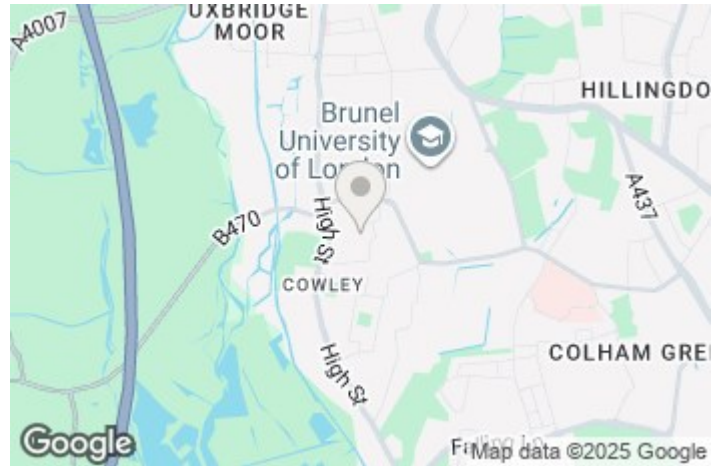
Rear garden

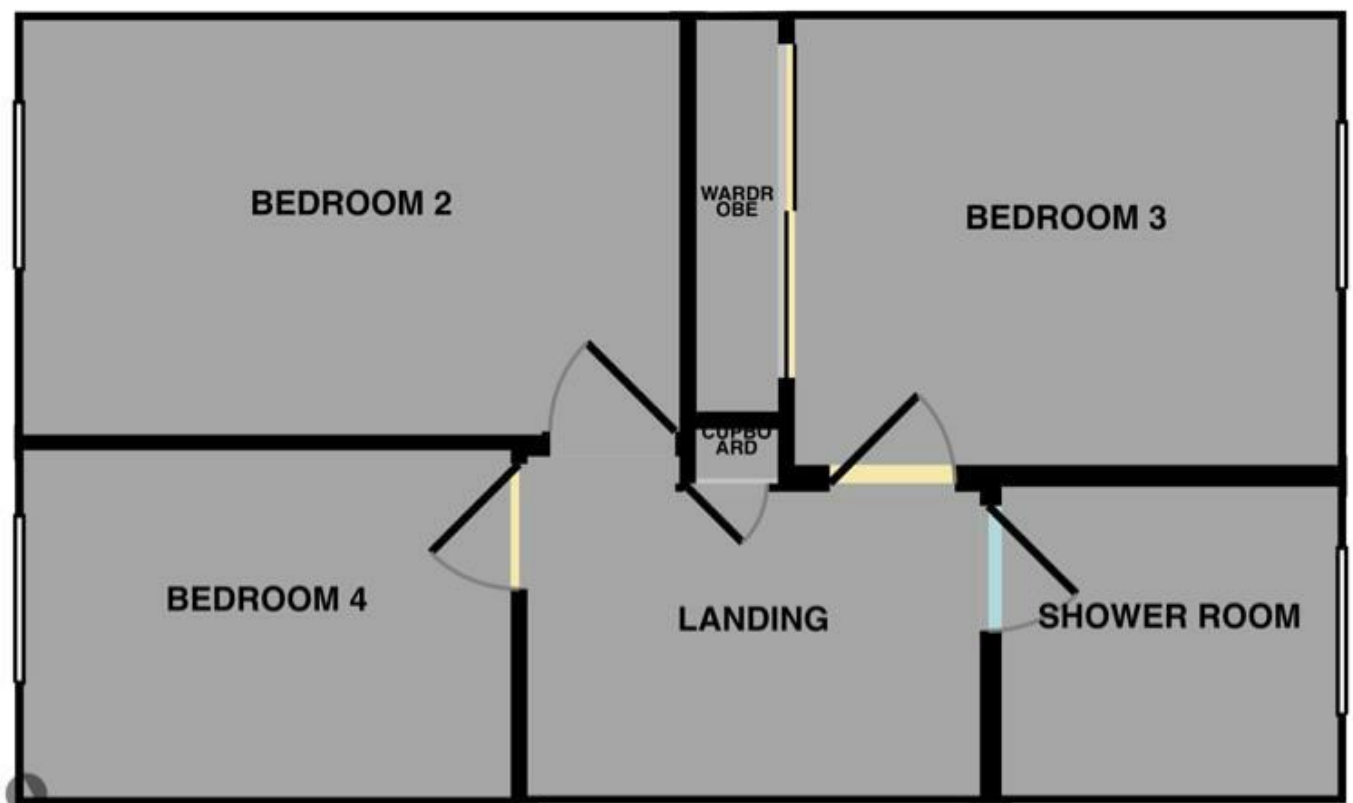
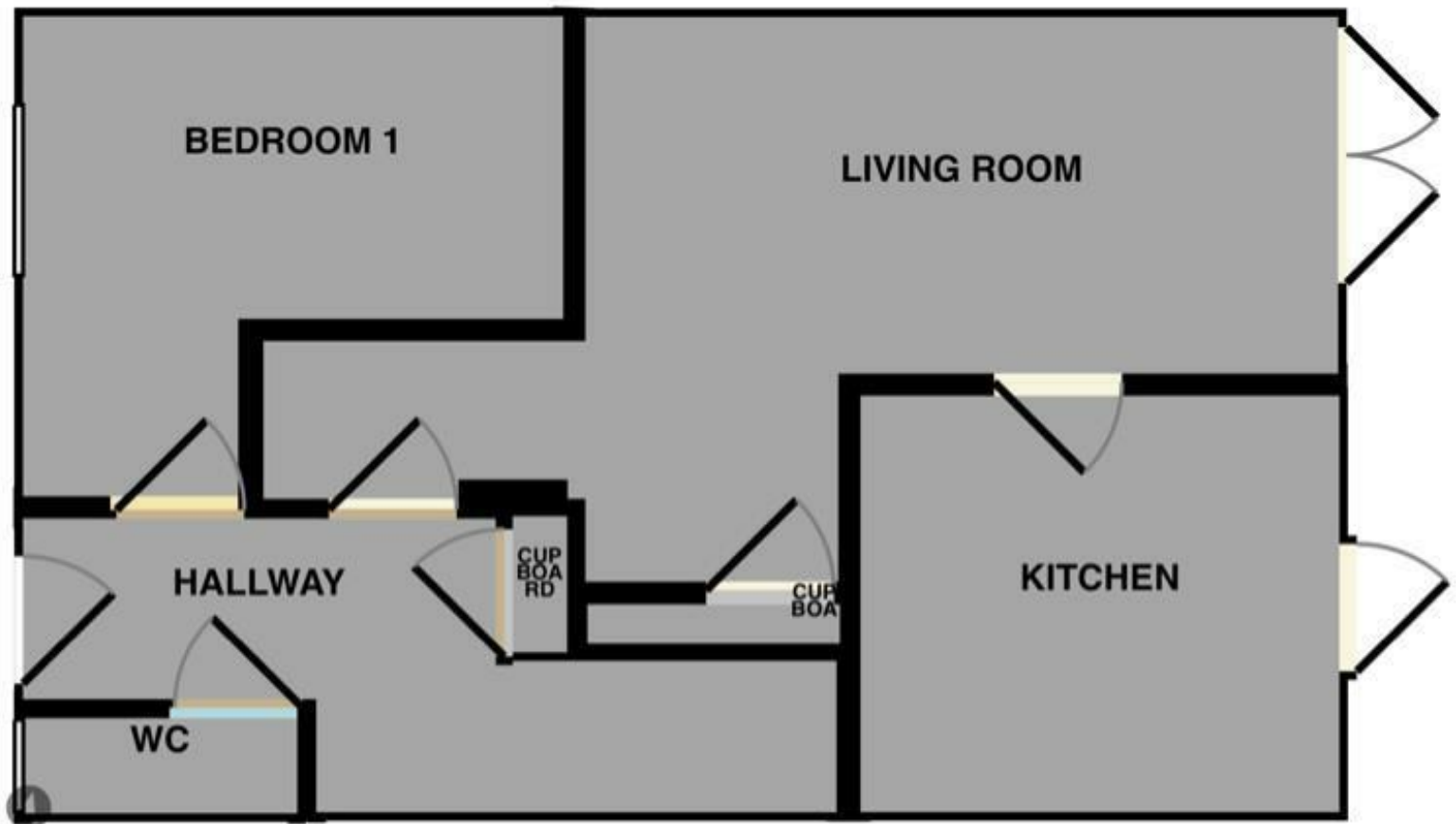


Patio area leading to lawn

Garage

In block





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		73
(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		86
(81-91) B		
(69-80) C		73
(55-68) D		
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