



Austin Way, Uxbridge, UB8 2RQ

Asking Price **£575,000**



## Austin Way, Uxbridge, UB8 2RQ

This stunning semi-detached house is brought to market chain free and is finished to the highest possible standard. Located within half a mile of Uxbridge Metropolitan Line Station, the property offers off street parking to the front as well as potential to extend on the rear. Internal viewing comes highly recommended.

- Semi Detached House
- Three Bedrooms
- Reception Room
- Fitted Kitchen
- Downstairs WC
- Family Bathroom
- Off Street Parking
- Large Garden with Decked Area
- Brick Shed & Greenhouse
- Underfloor Heating, Radiators & Double Glazing



**Council Tax Band: D**  
Freehold



### INTERNALLY

The front door of this immaculately presented property opens into a bright hallway with stairs to first floor and engineered oak wood flooring, this flooring is continued throughout the whole of the property. Doors from the hallway lead into :- Reception room with front aspect window and fitted cupboards. Kitchen with space for table and chairs has cream shaker style base units with wood worktops over, the kitchen has Bosch appliances ( series 6 and 8 - top range, in sets matching kitchen and decoration styles) built under oven with induction hob and extractor hood over, dishwasher, washing machine and dryer. There is also an LG double doors American style fridge freezer. There are two rear aspect windows allowing plenty of light into the room and a door opening into the garden. The property benefits from a downstairs cloakroom which was redesigned and upgraded in November 2022, with a granite wash hand basin and wc with douche.

Stairs to first floor landing with access to loft and doors to three bedrooms, two double bedrooms both with built in wardrobes and a single bedroom currently being used as an office. The bathroom is fully tiled with an inset insulated bathtub, handmade (by owner) bathroom sink unit with Jurassic fossilised onyx bathroom sink, wc with douche, lit and anti-steam bathroom mirror. The ground floor has underfloor heating.

### EXTERNALLY

The front of the property has a generous driveway (space two cars or three small cars). South facing well maintained back garden with side access via gates generous size with scope for extension and outbuilding/garden office. The garden has a large raise decked area ideal for entertaining, a fully useable brick shed (renovated two years ago) and a greenhouse - fully usable.

### LOCATION

This property is conveniently located steps away from Rockingham Recreation Ground and a 9 minute walk to The Pavilions shopping centre. Local schools include Whitehall Infant and Junior School 0.2 miles away, St Mary's Catholic Primary School is 0.3 miles away, and St Andrew's C of E Primary School is 0.8 miles away. The closest station is Uxbridge Underground Station which is 0.6 miles away.

### ADDITIONAL INFORMATION

Energy saving heating and insulation

1. Gas central heating:

- Underfloor heating - all ground floor (additional radiators in cloakroom and living room with individual thermostats)  
- Radiators all rooms - top floor"

2. Everest windows with enhanced insulation and security - multi lock system for both when windows are shut or slightly open for ventilation.

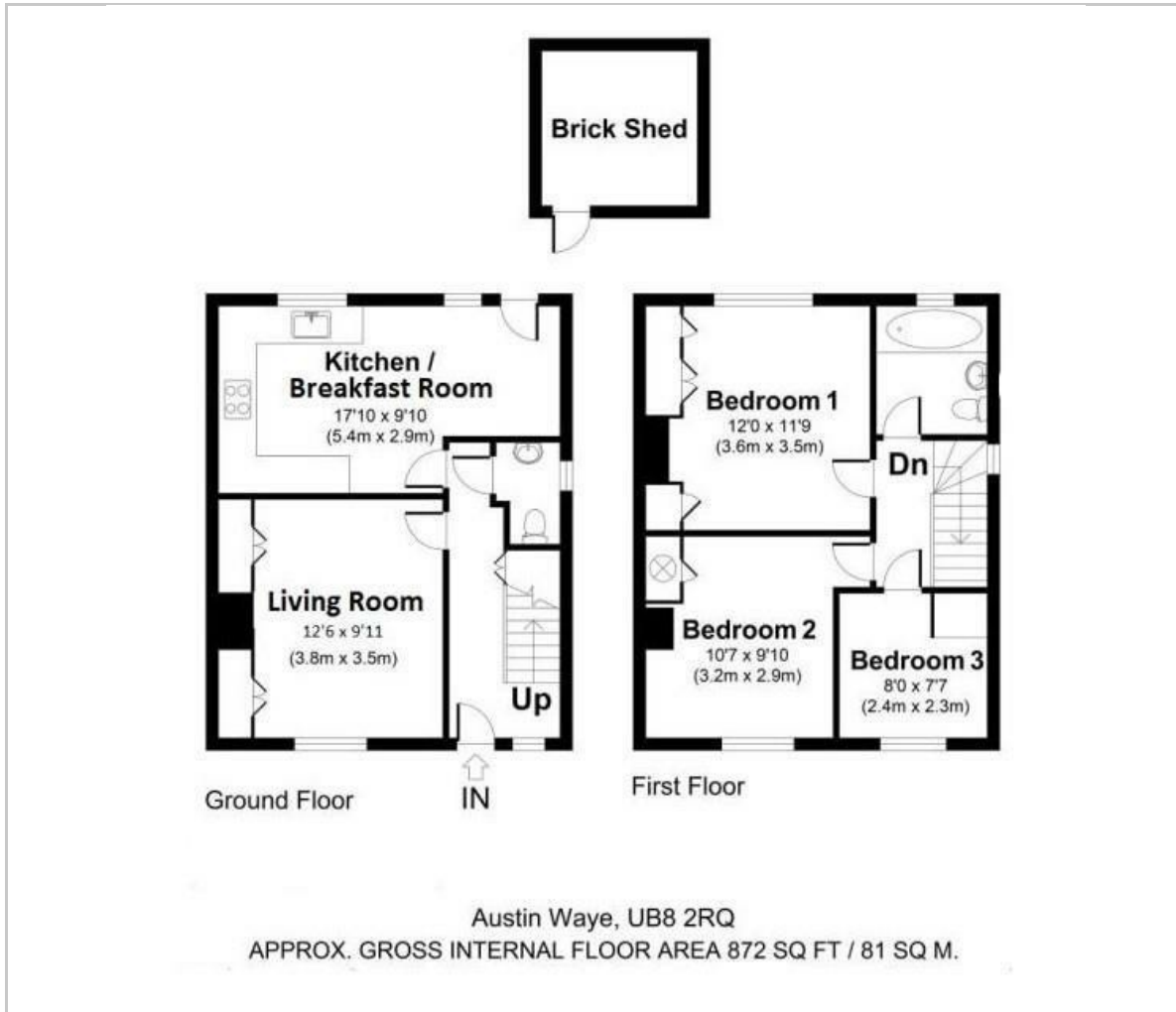
3. Anglian front door with keyless lock- reinforced internal and frame security and multi lock system.

4. Fully insulated, half boarded loft - used for storage space.

Council Tax Band D - £1,760.46



## Floor Plan



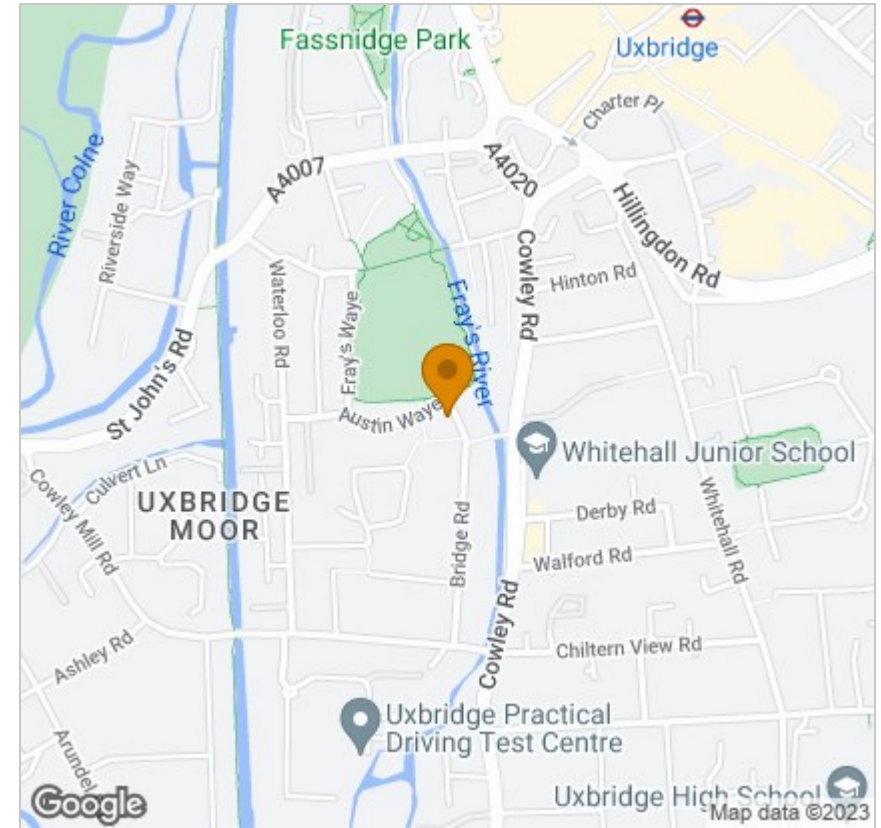
## Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

