









Lancaster Road, Uxbridge, UB8 1AP £500,000

- Two Bedrooms
- Located in Uxbridge Town Centre
- Private Rear Garden
- Complete Chain

- Beautiful Period Home
- Good Conditon Throughout
- Off Street Parking
- 0.2 Miles to Uxbridge Station

### **Description**

Nestled on the sought-after Lancaster Road, this delightful two-bedroom house offers the perfect blend of comfort, convenience, and character. Ideal for first-time buyers, downsizers, or investors, the property is located just a short distance from Uxbridge town centre, offering a wealth of shops, restaurants, and excellent transport links.

The accommodation currently comprises of a spacious living room/dining room, with a modern fitted kitchen and doors leading out to the garden.

The first floor includes two well proportioned bedrooms and a family bathroom

The front has a paved driveway to provide parking, the rear garden is a great space to entertain with a patio and lawn area.

#### **Situation**

The property is located in this sought after road in North Uxbridge, just a short stroll from Uxbridge town centre with its shopping facilities, restaurants, bars and Metropolitan / Piccadilly line station. For the motorist the A40/M40 is a short drive away giving access to London and the M25.

Well regarded schools are within close proximity such as Hermitage, John Locke Academy, and Vyners.

Uxbridge Common is just a short walk away, as is Hillingdon Leisure Centre with its state of the art facilities and 50 metre indoor and outdoor swimming pools.



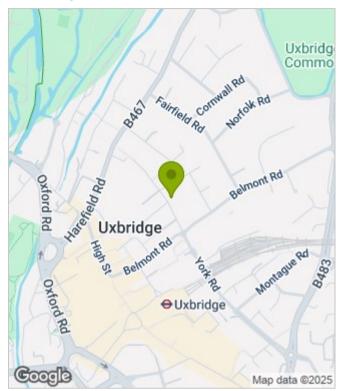




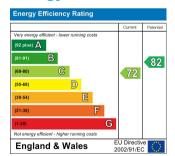
# Floor Plans

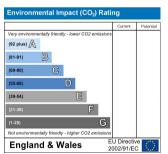
# Lancaster Road, Uxbridge, UB8 Approximate Area = 752 sq ft / 69.9 sq m For identification only - Not to scale Garden 28.45 x 3.88 93'4 x 12'9 CH = Ceiling Height Kitcher 4.01 max x 2.25 max Bedroom 3.36 x 2.32 11'0 x 7'7 Reception / Dining Room 7.15 max x 3.69 max 23'5 x 12'1 Bedroom 4.01 max x 3.68 max 13'2 x 12'1 First Floor Extends To 4.82 x 15'10 **Ground Floor** Floor plan produced in accordance with RICS Property Measurement Standards incorporating ALLDAY International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. MILLER Produced for Allday & Miller.

## **Area Map**



## **Energy Performance Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.