



- EXTENSION POTENTIAL
- CLOSE TO UXBRIDGE STATION
- PARKING
- GOOD SIZE GARDEN

43 Austin Way, Uxbridge, UB8 2RQ

Asking Price Of £450,000

Andrews Residential are delighted to offer to the market this three-bedroom family home benefiting from own driveway and off road parking. Other benefits include scope to extend to the side and rear subject to the usual consents. In our opinion the property offers potential to update and create an ideal family home.



Property Description

THE LOCATION

Austin Way is located in a quiet residential location giving easy access to Uxbridge town centre with its vast array of shopping facilities, restaurants, bars, bus links and tube station. The property also has easy access to Brunel university, Hillingdon hospital and a selection of schools. The A40/M40 and M4 are a short drive away offering links to London, Heathrow and the Home Counties.

THE PROPERTY

Off of the entrance hall there are stairs to a first floor landing, access to the lounge and a separate kitchen/breakfast room with doors to the garden. To the first floor there are three good size bedrooms and a family bathroom. In our opinion the property offers potential to improve and extend subject to the usual consents. Benefits include double glazing and gas central heating.

OUTSIDE

To the front of the property there is off street parking and a gated own driveway leading to the garden. To the side and rear there is a patio area with lawn and hardstanding for further parking.

DETAILS OF SALE

Freehold
Sole agents
Hillingdon Borough



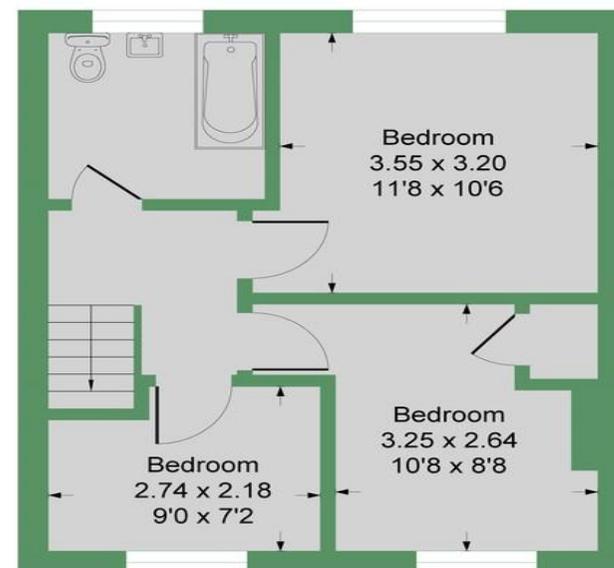


Austin Way

Approximate Gross Internal Floor Area = 74.8 sq m / 805 sq ft



Ground Floor
Approximate Floor Area
402.67 sq.ft
(37.40 sq.m)



First Floor
Approximate Floor Area
402.67 sq.ft
(37.40 sq.m)



Illustration for identification purposes only, measurements are approximate, not to scale.

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11 Crescent Parade
Hillingdon
UB10 OLG

Uxbridge office
41 Belmont Road
Uxbridge
UB8 1QT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Andrews Residential is a trading name of Halcledix Limited, a limited company incorporated in England and Wales under registration number 10898495