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Bawtree Road, Uxbridge, UB8 1PT  
£425,000

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## Bawtree Road, Uxbridge, UB8 1PT

**£425,000**

- Two Double Bedroom Maisonette
- Private Rear Garden
- Prime Uxbridge Town Centre Location
- Stones Throw Away From Uxbridge Town Centre & Station
- High Specification Throughout
- Off Street Parking For Two Cars
- Share Of Freehold Lease In Excess of 900 Years
- Ideal First Time Purchase Or For A Downsizer
- Stunning Condition
- 797 SqFt

## Description

This charming and well-presented home offers comfortable living in a bright and inviting setting.

Upon entering the property, you are welcomed into a spacious reception/dining room, filled with natural light and offering a versatile space for both relaxing and entertaining. The room's bright and airy feel creates a warm and homely atmosphere throughout. The property boasts a fitted kitchen and two well-proportioned bedrooms, along with a modern bathroom.

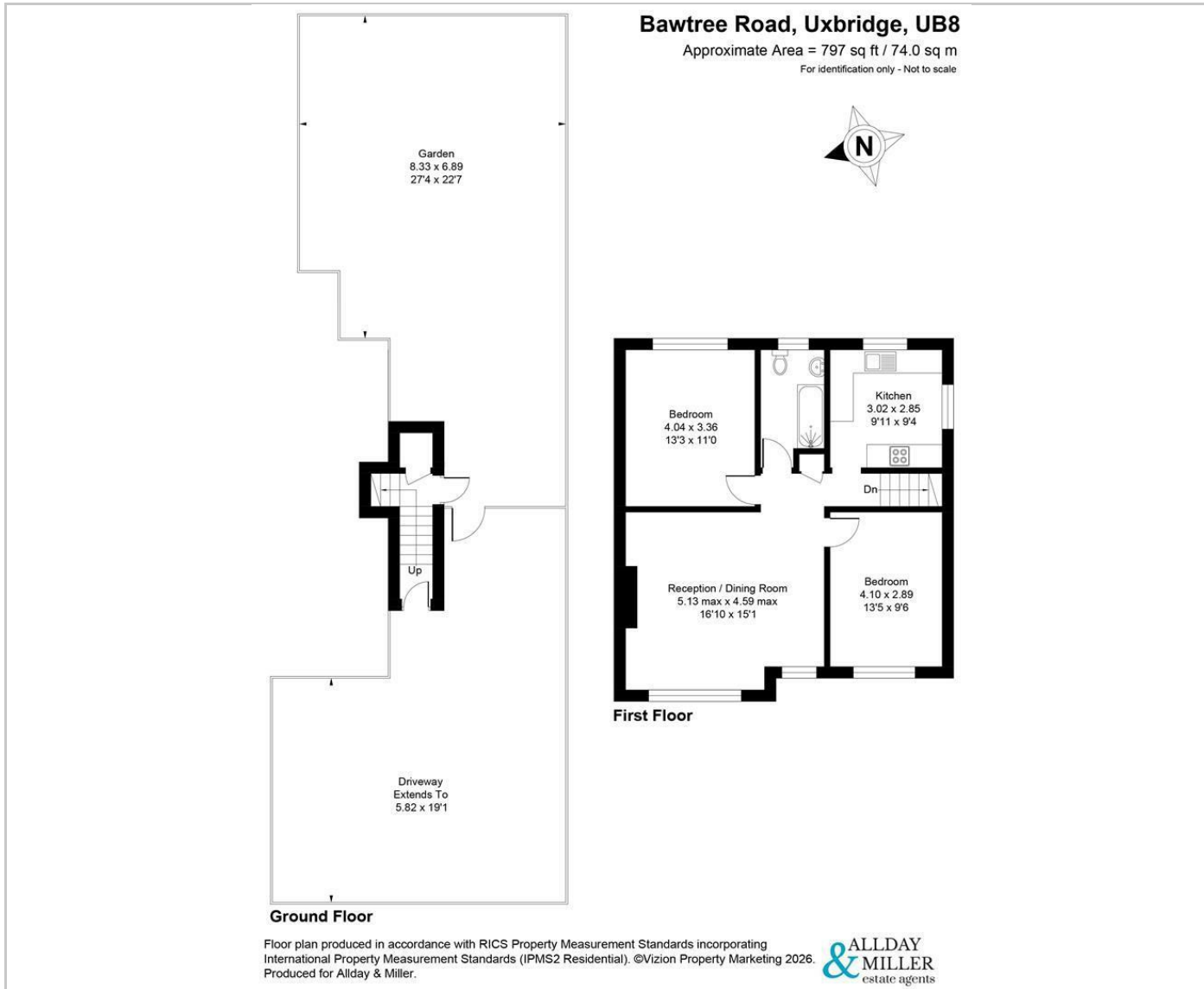
Externally, the home benefits from a front driveway providing off-road parking for two cars, while to the rear is a private garden, ideal for outdoor dining.

## Situation

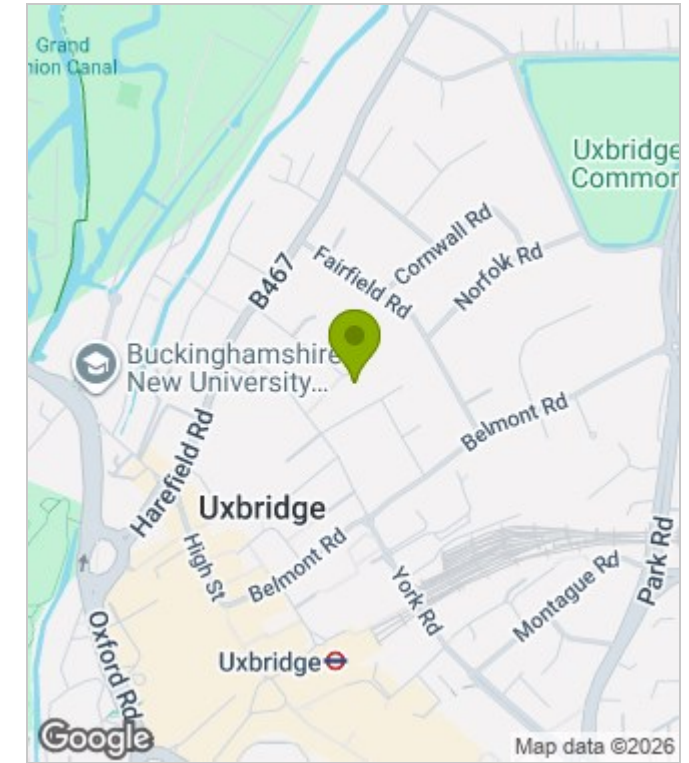
Situated in a highly convenient and sought-after location, this property on Bawtree Road offers excellent access to everything Uxbridge has to offer. The home is just a short walk from Uxbridge Underground Station, providing direct connections into Central London via the London Underground Metropolitan line and London Underground Piccadilly line, making it ideal for commuters. The vibrant Uxbridge Town Centre is also nearby and offers a wide range of amenities including the popular The Chimes Shopping Centre and The Pavilions Shopping Centre, with an excellent selection of shops, restaurants, cafés, supermarkets and leisure facilities. Families are well catered for with several well-regarded schools close by including Hermitage Primary School, St Andrew's C of E Primary School and Uxbridge high school. The area benefits from frequent bus routes and convenient road links to the A40, M40 and M25, offering easy access to surrounding areas, Heathrow Airport and beyond.



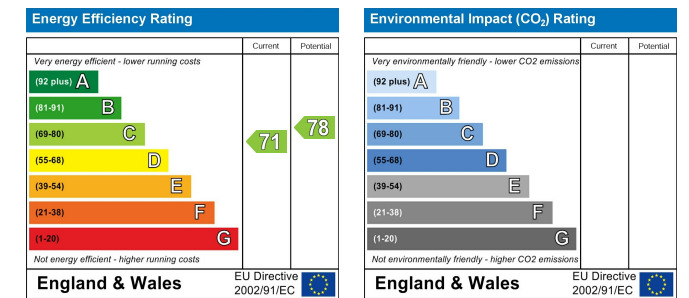
## Floor Plans



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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