



### Nelson Road, Uxbridge, UB10 0PT

CHARRISON DAVIS OFFER FOR SALE WITH NO ONWARD CHAIN THIS EXTENDED 2 DOUBLE BEDROOM END OF TERRACED HOUSE WITH ITS OWN DRIVE PARKING SEVERAL CARS / SIDE SPACE OFFERING EXTENSION POTENTIAL STPP.

The property has an entrance hall, good sized lounge/diner and a modern re-fitted kitchen extension to the rear. Upstairs has 2 good sized double bedrooms, modern re-fitted shower room and loft space suitable for conversion stpp.

Nelson Road is set within a popular residential area just a short walk to the Uxbridge shops and transport links for Uxbridge shopping centre, A40 London, Hayes Elizabeth line station, Heathrow and a choice of favoured primary and secondary schools including Bishopshalt.

VIEWING HIGHLY RECOMMENDED!

**Guide Price £460,000**

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5 Nelson Road, Uxbridge, UB10 0PT



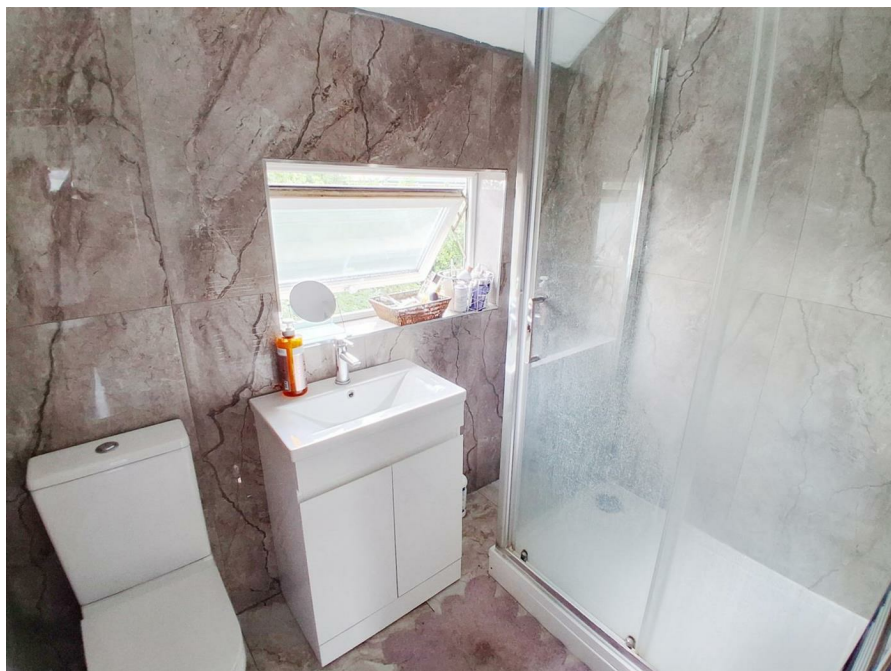
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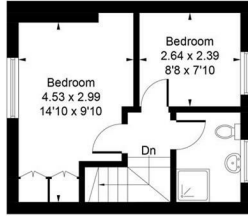


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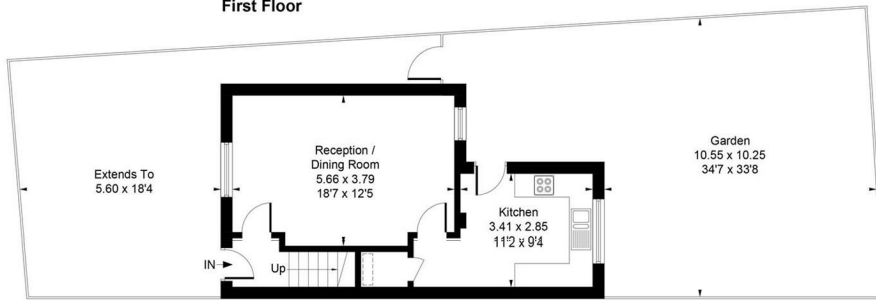
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Approximate Gross Internal Area  
65.68 sq m / 707 sq ft



= Reduced headroom below 1.5m / 5'0"

First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>56</p>	

**England & Wales**

EU Directive  
2002/91/EC



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