



### Dawley Avenue, Uxbridge, UB8 3BS

A spacious terrace house with excellent potential and offered for sale with no onward chain and comprising entrance hall, 2 reception rooms, kitchen, spacious family bathroom and 3 good size bedrooms. Externally there's off street parking to the front, a good size rear garden with large storage shed....VIEWING IS HIGHLY ADVISED.

Located on a quiet residential road a short distance from shops, public transport with direct routes to Uxbridge Town Centre and underground station and within close proximity of both Hillingdon Hospital and Stockley Park.

**Offers In Excess Of £500,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

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Approximate Gross Internal Area = 103.46 sq m / 1114 sq ft  
Shed = 10.65 sq m / 115 sq ft  
Total = 114.11 sq m / 1229 sq ft



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>	<p>88</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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