

Arron James



11 Walford Road, Uxbridge, UB8 2NF

Nestled on Walford Road in Uxbridge, this detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient living space making it an ideal choice for a single professional or hospital worker.

The location is particularly advantageous, with local amenities just a short ten-minute stroll away. The High Street offers a variety of shops and services, while the nearby hospital ensures that healthcare professionals can enjoy a quick commute. Additionally, the property benefits from excellent transport links, with bus routes readily accessible and the Metropolitan and Piccadilly Lines only a ten-minute walk away.

Inside, the bungalow is well-maintained and offers a bright and airy atmosphere. The communal areas include a spacious eat-in kitchen, designated cupboard space, and a shared fridge/freezer. Residents will also appreciate the direct access to a generous garden, perfect for unwinding outdoors. The modern shared bathroom features a standing shower, chrome towel rail, and stylish tiled flooring.

All bills are included in the rental price, covering utilities, and Wi-Fi, providing a hassle-free living experience. While there is no parking available, the property's prime location compensates with its proximity to public transport.

- Early viewing recommended
- Modern shared bathroom
- Large eat-in kitchen
- Spacious garden access
- Close to High Street
- Near hospital and shops
- Excellent transport links
- All bills included

£695 Per Calendar Month

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
			
England & Wales		England & Wales	