

## Room 1, 11 Walford Road , Uxbridge, UB8 2NF

**£795**

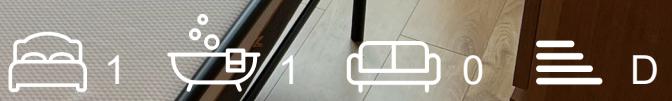
Double furnished room with private access to large conservatory in a house share with all bills and wifi included. The house has been totally renovated. There is also a shared fully fitted kitchen with appliances and communal garden. The property is within a few minutes walk of Uxbridge town centre and Uxbridge Station (Metropolitan and Piccadilly lines), local shops including Lidl, Tescos, Sainsburys and local amenities. Also within easy access of the A40 for connections to Central London and the Home counties

Available Now  
Single occupancy only

### Viewing

Please contact our Elliott and Company Office on 020 8842 3333 if you wish to arrange a viewing appointment for this property or require further information.

- Double glazed windows
- Gas central heating
- Private access to large conservatory
- Communal garden
- Modern fitted kitchen
- Close to local amenities



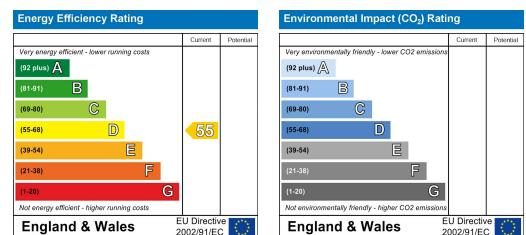
## Floor Plan



## Area Map



## Energy Efficiency 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

62 Station Approach, Ruislip, Middlesex, HA4 6SA

020 8842 3333 lettings@elliottandcompany.co.uk