

**77 Rockingham Road
Uxbridge, UB8 2UA
Asking Price £595,000**

This property holds an HMO licence, making it a suitable investment opportunity for those looking to enter the rental market. Whether you are searching for a family home or a smart investment, this property on Rockingham Road is a must-see.

Nestled on the desirable Rockingham Road in Uxbridge, this charming mid-terrace house offers a perfect blend of comfort and convenience. With five spacious bedrooms, this property would also suit families.

The property boasts bathroom, including a downstairs WC, ensuring that morning routines run smoothly for all residents. The house is equipped with double glazing and gas central heating, providing warmth and energy efficiency throughout the year.

Set over three stories, this home offers generous living space, allowing for both privacy and communal areas. The garden provides a lovely outdoor retreat.

Location is key, and this property does not disappoint. With excellent access to Uxbridge town centre, residents can enjoy a variety of shops, restaurants, and amenities. Additionally, the nearby train services make commuting to London and beyond a breeze.

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Entrance Hall

Entrance porch with door to hall

Living room



Rear access doors to garden

Kitchen

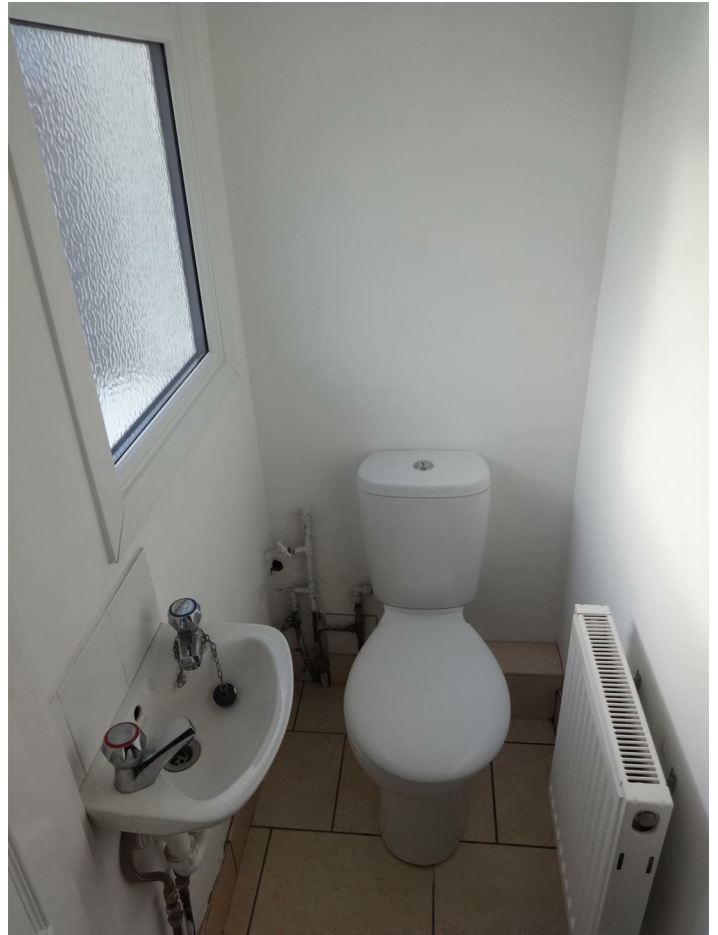


side aspect double glazed window, stainless steel sink with cupboards under further range of wall and base units, work surface space, space for cooker and fridge freezer,

Inner lobby

Door to garden, wall mounted gas boiler

WC



Low level wc , wall mounted ash hand basin, double glazed window

Bedroom 1



Front aspect double gazed window

Stairs to first floor

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Bedroom 2



Front aspect double glazed window

Bedroom 3



Rear aspect double glazed window

Bedroom 4



Rear aspect double glazed window

Bathroom



Panel enclosed bath, wash hand basin, low level wc, double glazed window

Stairs to second floor landing

Bedroom 5



Front and rear aspect double glazed windows

Front

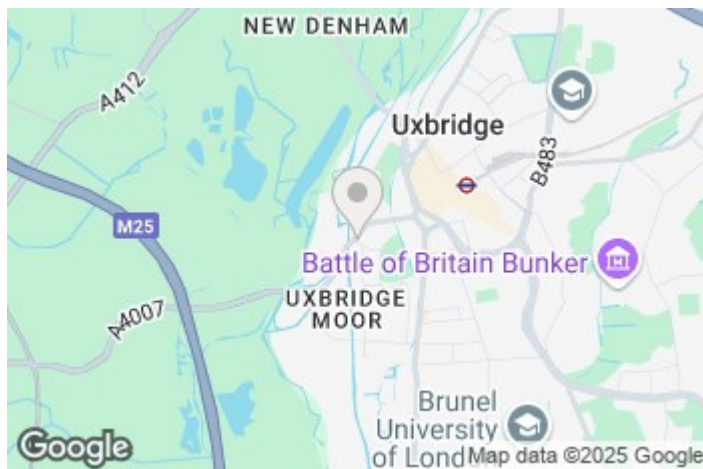
Small front garden with path to front door

Rear

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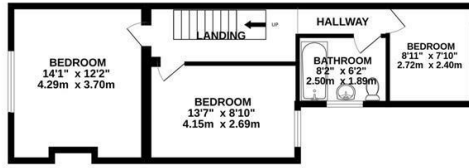
patio area leading to lawned area



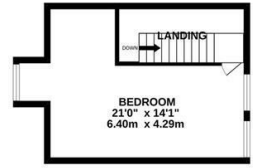
ENTRANCE FLOOR
522 sq.ft. (48.5 sq.m.) approx.



FIRST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



SECOND FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (120.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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