



**£525,000**

**The Greenway, Uxbridge, UB8**



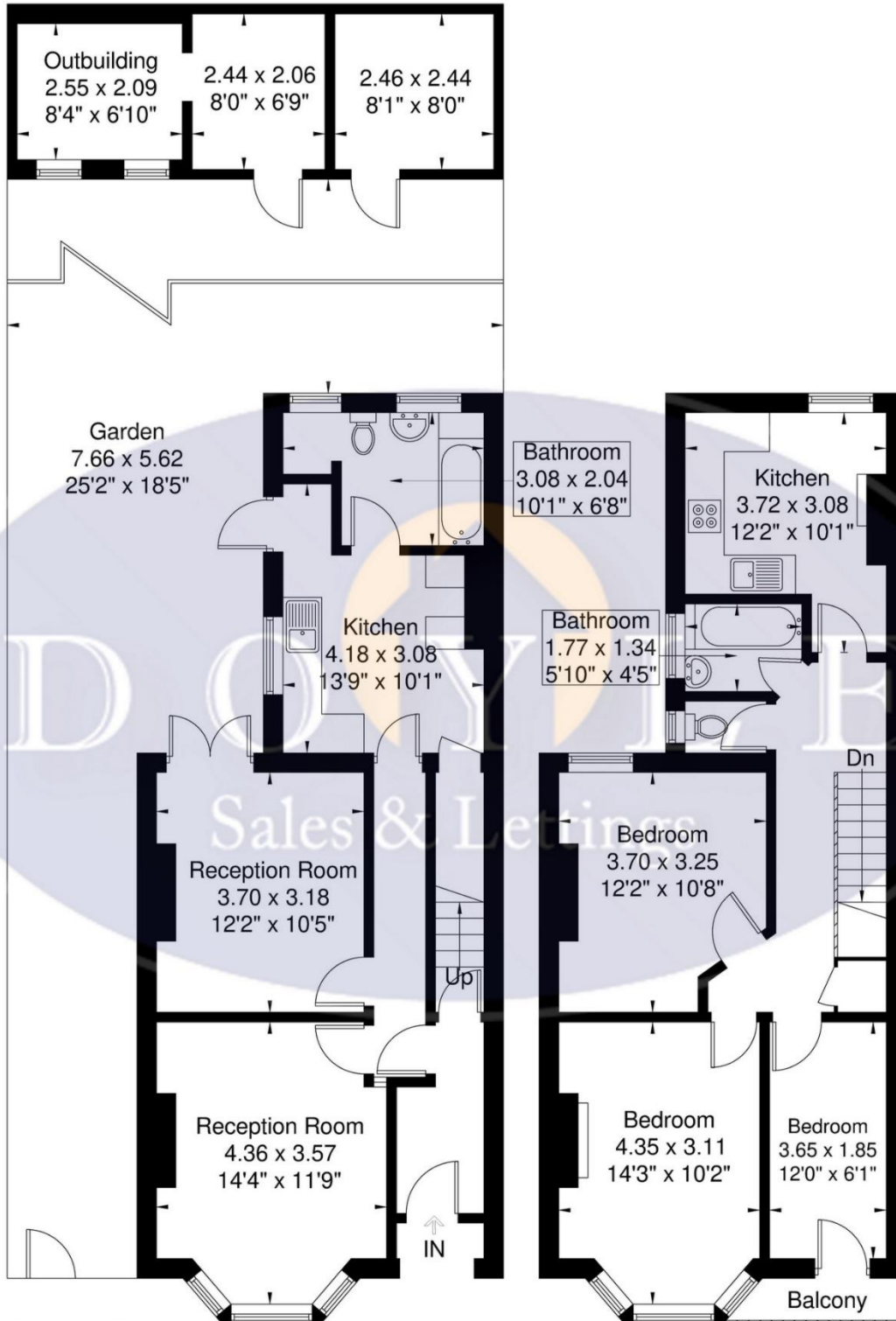
- 3 Bedrooms
- Arranged As 2 Flats
- Off Street Parking
- Over 1,200 Sq Ft
- Semi Detached
- Chain Free

Offering great potential is this attractive and spacious, chain free, semi detached, house with off street parking. Currently arranged as a 1 bedroom garden flat and 2 bedroom first floor flat, but sold as a freehold title, will require some updating and favours cash buyers or developers due to its layout. The accommodation on the ground floor comprises entrance hall, front reception, double bedroom, kitchen and bathroom. The first floor comprises lounge, double bedroom, second bedroom with balcony, kitchen and bathroom. Benefits include off street parking, side access, no onward chain and front and rear gardens. The Greenway is popular for Uxbridge Station (Metropolitan line), good schools, shops and road and bus networks. Council Tax Band D.



# The Greenway UB8 2PL

Approximate Gross Internal Area = 111.7 sq m / 1202 sq ft  
 Outbuilding = 16.8 sq m / 181 sq ft  
 Total = 128.5 sq m / 1383 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 The floorplan is for illustrative purposes only and not to scale.

## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.

## EPC Rating D

