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& MILLER



Mellow Lane West, Uxbridge, UB10 0QU  
£290,000

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## Mellow Lane West, Uxbridge, UB10 0QU

**£290,000**

- Two double bedrooms
- Large private rear garden
- Chain free
- Leasehold
- Ground floor
- Walking distance to transport links & local amenities
- Good EPC rating
- Residents parking available

## Description

Perfect for first time buyers or investment this property is brought to the market with great potential comprising of a welcoming entrance, two bedrooms, family bathroom, a fully fitted kitchen which gives access to the rear garden and a reception/dining room to complete with.

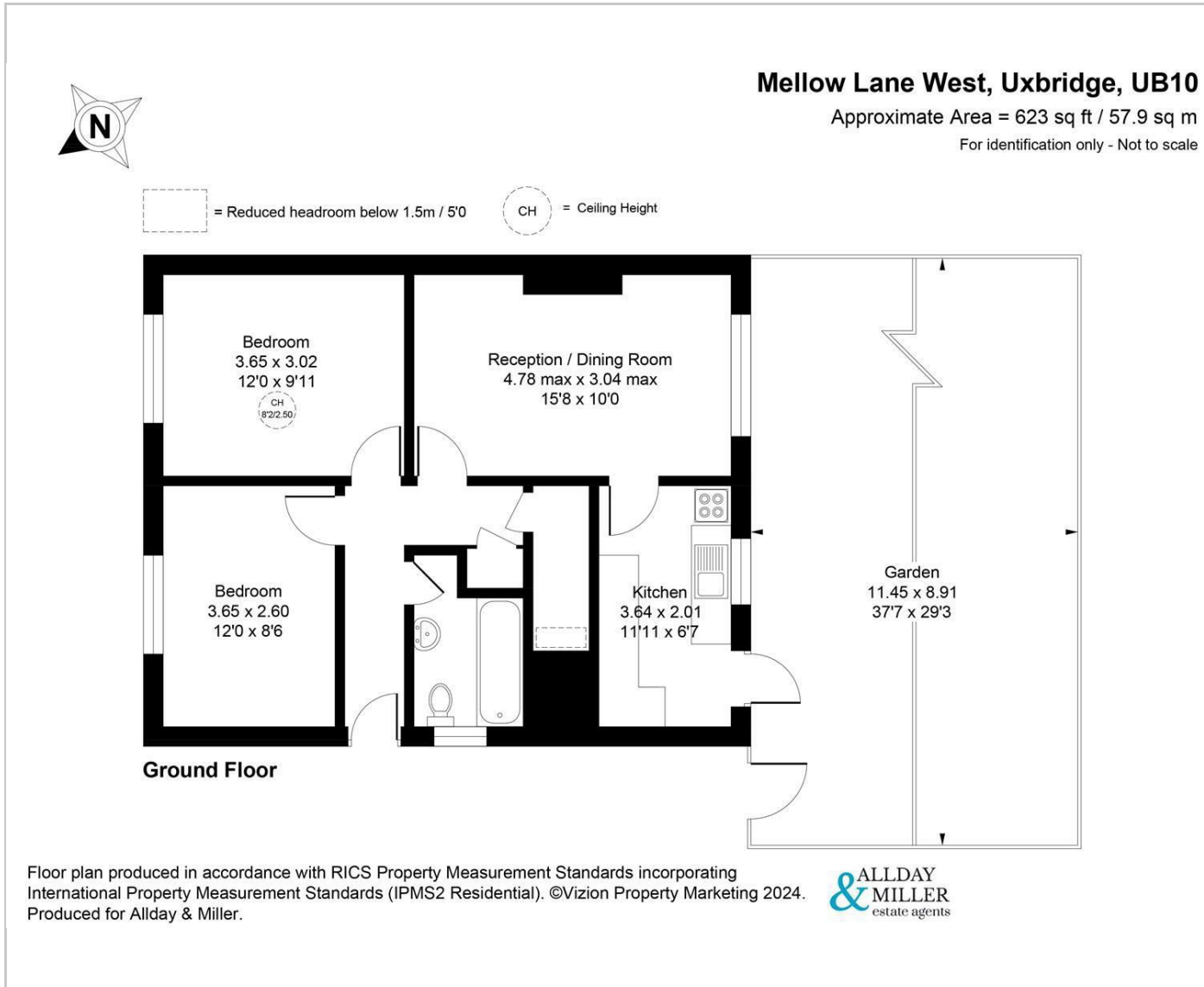
The property enjoys a south facing rear garden which is mainly laid to lawn.

## Situation

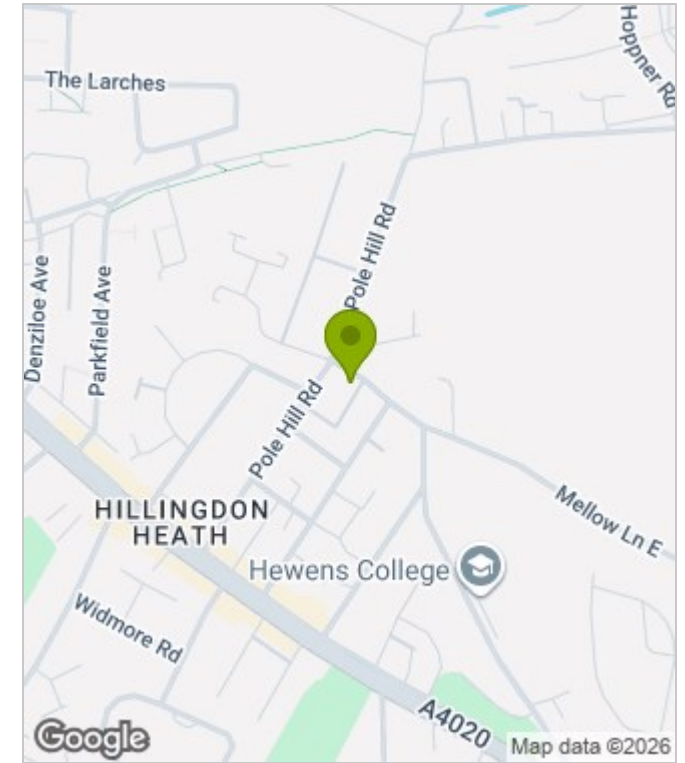
Mellow Lane West is a quiet residential road which is positioned close to farmland yet conveniently located just off the Uxbridge Road within easy reach to local shops, takeaways, coffee shops, bus/road links, Marks & Spencers. Uxbridge town centre a short driveaway with variety of shops, bars and restaurants. The M4/A40/M40 road links to London and the Home Counties. For the commuters Hayes and Harlington station is a 10 minute driveaway with the Elizabeth line making the journey into central London a breeze. Highly regarded schools in the area include Oakwood secondary school and Charville primary school.



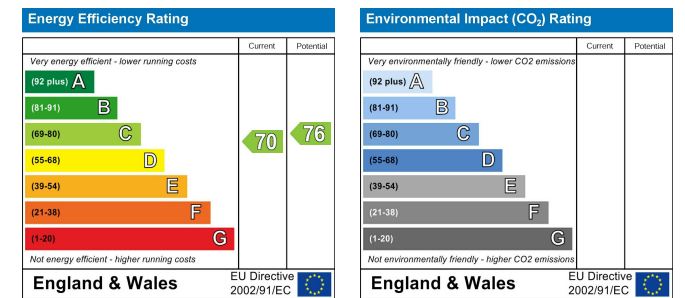
## Floor Plans



## Area Map



## Energy Performance 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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