

# SNELLERS

ESTATE AGENTS



**Uxbridge Road, TW13**

**£435,000**

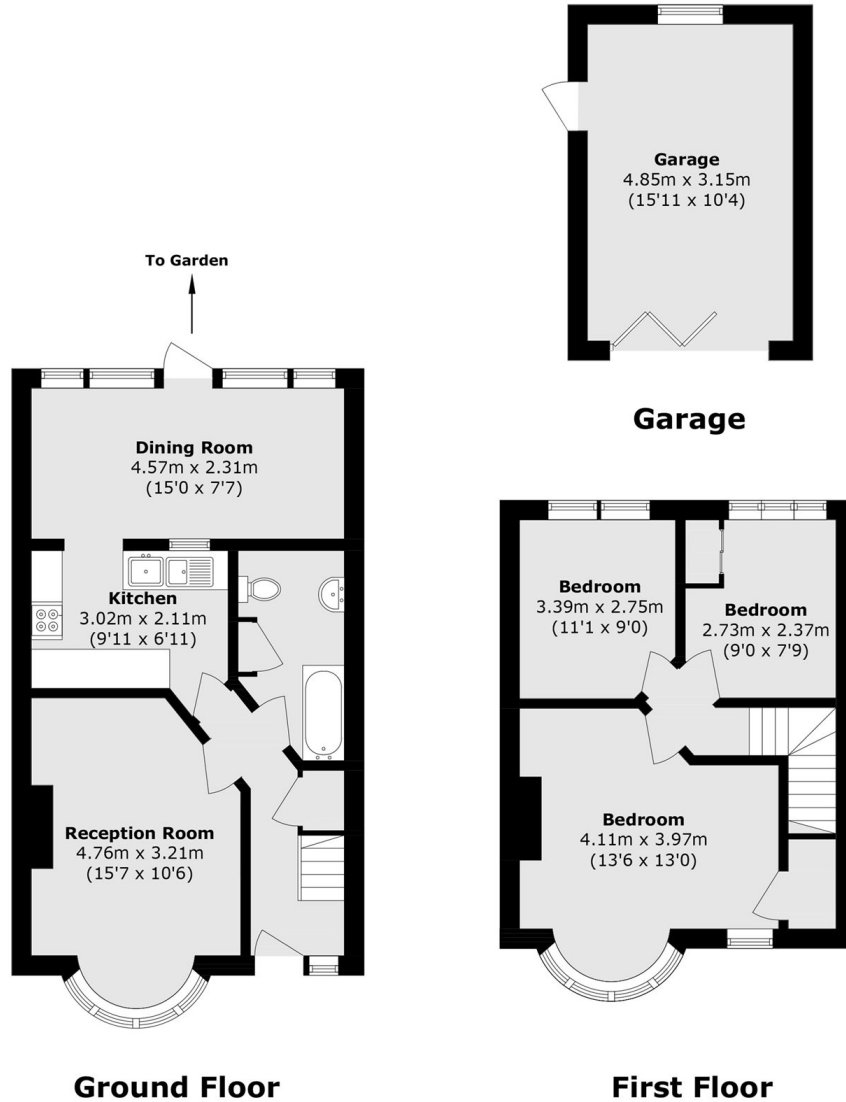
This well-presented 1930s three-bedroom family home offers spacious accommodation across two floors, excellent transport links, and the added benefit of no onward chain.

Situated in a popular location, this property is ideally positioned close to the recreational facilities of Crane Park, including its playing fields and the scenic Crane Park Island Nature Reserve. It also benefits from convenient access to a range of local amenities and services, well-regarded schools, and excellent transport links.

- Three Bedrooms • Separate Kitchen • Rear Extension •
- Family Bathroom • South Facing Garden • No Onward Chain •

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Total Area (approx.): 74.4 sq. m (800.8 sq. ft)

Garage area (approx.): 15.2 sq. m (163.6 sq. ft)

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Energy Rating: E We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order