

# Orchard Waye

Uxbridge • Middlesex • UB8 2BW  
Guide Price: £500,000



coopers  
est 1986

# Orchard Way

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A fantastic three bedroom semi detached home tucked away just off The Greenway in Uxbridge offering a private feel whilst being within easy reach to Uxbridge Town Centre with its wide range of amenities and transport links. The house is in need of renovation but offers exciting potential for anybody seeking a project in a popular location. The A40/M40 is easily accessible whilst highly regarded schools are also nearby.

Semi detached home

Three spacious bedrooms

Family bathroom

Kitchen to rear

Scope to extend

Secluded rear garden

Ideal location

Walking distance from Uxbridge Town Centre

Off street parking

No upper chain

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### **Property**

The front door leads you to the hallway which takes you to the dining room located to the right. Straight ahead is the living room. To your left is the kitchen which offers ample worktop and storage space and a door into the garden. On the first floor there are three good sized bedrooms, bedroom one and three overlooking the garden.

### **Outside**

To the front of the property is a driveway offering parking for several cars. There is side access into the rear garden. The sun room is accessed via the garden patio. The rear garden is beautifully presented, whilst peaceful and spacious.

### **Location**

Orchard Way is a sought after location within walking distance of Brunel University and Uxbridge town centre and all its amenities, including The Chimes and Pavilions shopping malls, a number of highly regarded restaurants and bars, along with its metropolitan/Piccadilly line station. There are a number of well regarded schools in the area, such as Uxbridge High, Bishopshalt, Whitehalll and Hermitage. The M25/M40 and A40 with their direct links to London and the home counties are just a short drive away.



### Schools:

St Andrews COFE Primary School 0.3 miles  
Whitehall Junior & Infant School 0.4 miles  
The John Locke Academy Primary School 0.8 miles



### Train:

Uxbridge 0.3 miles  
Hillingdon 1.4 miles  
Ickenham 2.0 miles



### Car:

M4, A40, M25, M40



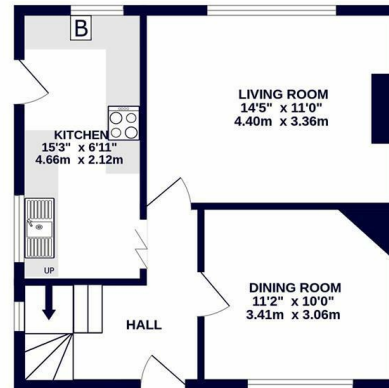
### Council Tax Band:

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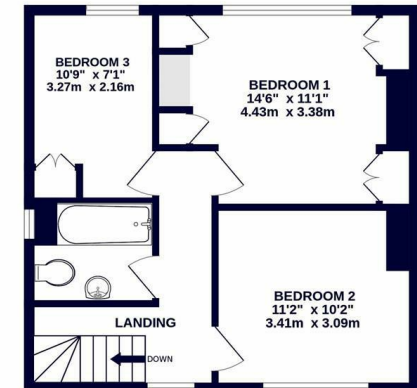
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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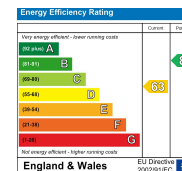
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