

# Barlee Crescent

Uxbridge • Middlesex • UB8 2EX

Guide Price: £535,000



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est 1986

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Barlee Crescent is peacefully nestled within walking distance to local amenities and bus/train connections. This three bedroom semi detached house presents a fantastic opportunity and offers great potential to create a wonderful family home. The property benefits from a spacious rear garden, three bedrooms, study room, large living room, two bathrooms, an extended kitchen/diner. There is also a driveway for parking to the front alongside a garden.

Three bedrooms

Semi-detached house

Two bathrooms

Ground floor study

Large kitchen/diner

21ft living room

Ideal location for families

Good sized rear garden

Driveway for parking

Council Tax Band D

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**

A well presented three bedroom semi detached house situated between Uxbridge and West Drayton. The property benefits from a driveway with off street parking, a large secluded rear garden, three spacious bedrooms, a large reception room, two bathrooms, a kitchen/breakfast room and a converted garage which makes a good space for a study or bedroom. Located just over a mile from West Drayton station with the benefits of the Elizabeth Line and a short distance from Uxbridge town centre, this makes a conveniently located family home.

### **Outside**

To the front there is a garden and parking on the driveway. There is a large secluded garden to the rear with a patio area closest to the house.

### **Location**

Barlee Crescent is situated close to a number of local amenities including Hillingdon Hospital, Brunel University, Stockley business park and well-regarded schools. There are a number of bus/road links close by creating easy access to Heathrow Airport, the M4 and M25. Uxbridge Underground station is just a short drive away along with its high street full of a multitude of shops, restaurant and bars. The property is also within close proximity to West Drayton High Street which has the added advantage of the train station and The Elizabeth Line.



### Schools:

Cowley St Laurence CofE Primary School 0.2 miles  
Rabbsfarm Primary School 0.7 miles  
The Young People's Academy 0.7 miles



### Train:

West Drayton 1.1 miles  
Iver 1.5 miles  
Uxbridge 1.5 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

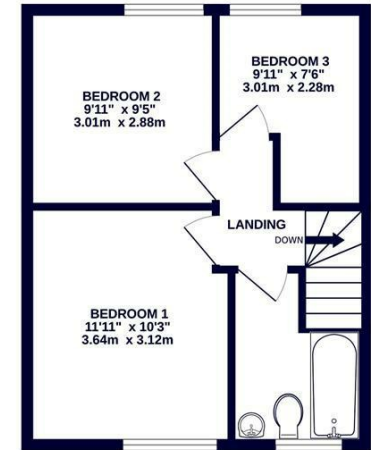
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 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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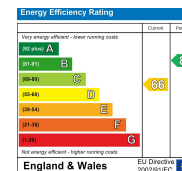
01895 257 566

1 Vine Street, Uxbridge,  
Middlesex, UB8 1QE

us@coopersresidential.co.uk

CoopersResidential.co.uk

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