

# St. Christopher Road

Uxbridge • Middlesex • UB8 3SG

Guide Price: £470,000



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est 1986

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**\*\*CHAIN FREE\*\*** Fresh and spacious interiors throughout this well-presented semi-detached family home offers versatile living for the growing family, with a generous floor space of 707 sqft, a south-facing garden, and plenty of space for off-street parking. This home is situated on a desirable road and close to numerous local amenities.

Uxbridge railway station is only a few minutes walk and West Drayton Station offering access to the new Elizabeth Line, is only a 20 minutes walk away. Various bus routes are easily accessible and the property falls within the catchment area for numerous highly regarded schools.

CHAIN FREE

Semi detached home

Large family living room

Three bedrooms

Private garden

Driveway

Ample secure garden storage

Ideal investment or Family Home

Rear Side Access

Potential to Extend STPP

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.





### Directions

From leaving our office on Uxbridge High street proceed right, at the roundabout continue straight onto Hillingdon Road. At the traffic lights by Jack's fish bar, turn right onto The Greenway and take the first left onto Cleveland Road. Once you reach the end of the road turn right onto Station Road and at the lights turn left onto Cowley High Road. Proceed straight and upon passing Dellfield Crescent and Cowley Wreck on your left and right, then take the sixth turning on your left onto Moorfield Road and St Christopher Road is the fourth turning on your right.

### Description

A unique three bedroom semi detached house that has been maintained to a high standard throughout and offers a flexible floorplan with over 707 sqft of living space. Accommodation comprises hallway, living room, dining room and generously spacious fitted kitchen with ample worktop space and an abundance of storage. To the first floor is the landing area, two sizable double bedrooms along with a further small double bedroom, family bathroom and south facing main bedroom bringing in plenty of natural light. The property also benefits from a large driveway offering space comfortably for three vehicles. The south facing garden has a great space for outdoor entertaining space along with ample space for young children, whilst also having the added luxury of ample outdoor storage units.

### Location

St Christopher Road is a popular residential road situated within close proximity of a number of amenities. Uxbridge town centre is just under two miles away, with plentiful bars ,restaurants, gyms, two shopping centres, plus the Metropolitan and Piccadilly lines run from Uxbridge station. West Drayton high street and railway station is 0.7 miles away with direct train links into Paddington along with usage of the new Elizabeth Line, Brunel University, Hillingdon Hospital and Stockley Park are all within close proximity. The property is also within the catchment for St Matthew's primary school along with the added benefit of a newly built playground just a stones throw from the family home.



### Schools:

Cowley St Laurence CofE Primary School 0.4 miles  
Whitehall Junior School 1.3 miles  
Bishopshalt Senior School 0.9 miles



### Train:

West Drayton (Elizabeth Line) 0.8 miles  
Uxbridge 1.7 miles  
Iver 1.8 mile



### Car:

M4, A40, M25, M40



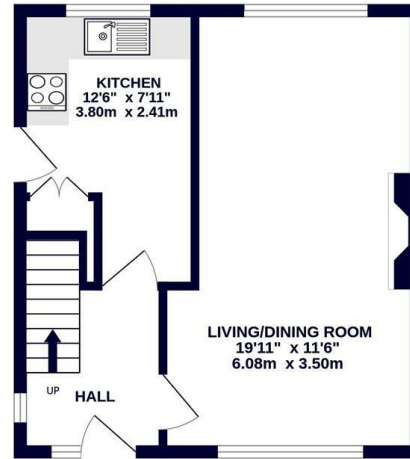
### Council Tax Band:

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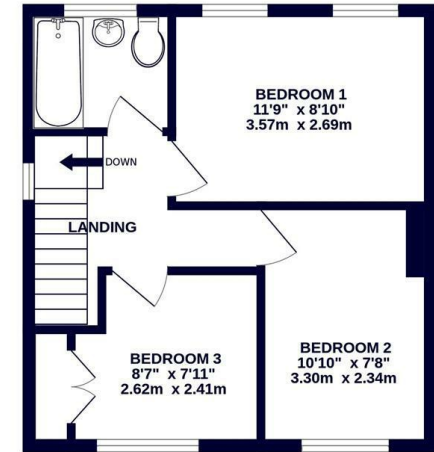
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 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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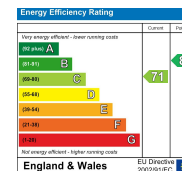


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