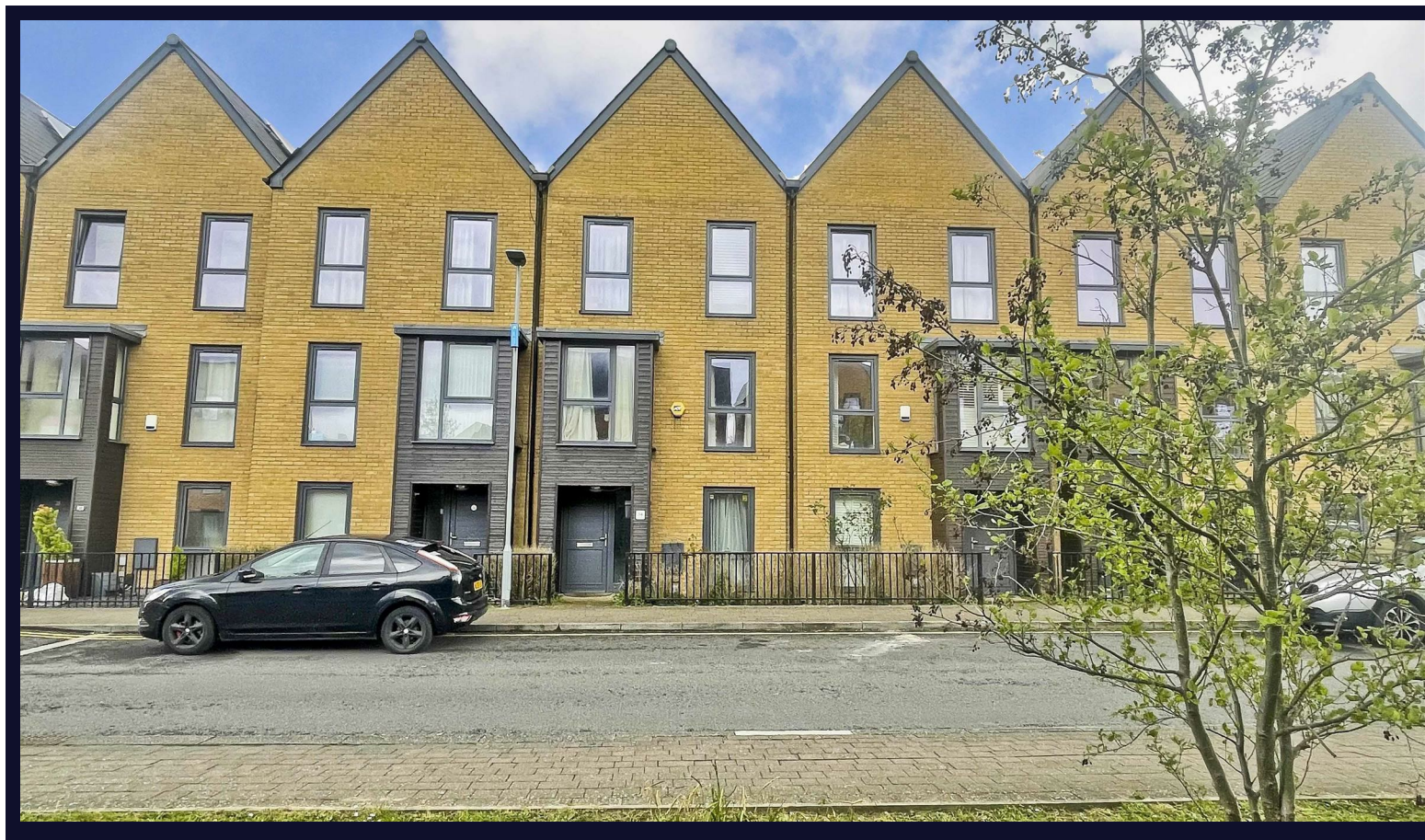


# Churchill Road

Uxbridge • Middlesex • UB10 0FL

Guide Price: £715,000



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est 1986

# Churchill Road

Uxbridge • Middlesex • UB10 0FL

A beautifully presented four bedroom family townhouse situated on the sought after St Andrew's development which is impressively proportioned and highly convenient, within easy walking distance of Uxbridge town centre. The property has spacious accommodation over three floors and offers four generously sized bedrooms, three bathrooms and a contemporary open plan kitchen/diner.

Four bedroom town house

Accommodation arranged over three floors

Modern kitchen overlooking garden

St Andrew's Park Development

Convenient Location

Town centre

1576sq Feet

Three Bathrooms

Garage and allocated parking

Light filled interiors

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.





### **Description**

Set over three floors, this spacious four bedroom, three bathroom townhouse stretches over 1576 sqft offering a generous living space for the modern growing family or student let. The ground floor compromises of an entrance hall leading into the living space, inclusive of a storage cupboard backing onto the open plan kitchen/dining area. The second floor is made up of a spacious double bedroom with bathroom and second family living room. Finally the third floor offers three bedrooms and two bathrooms.

### **Outside**

There is a low maintenance front garden and to the rear there is a garden which is largely laid to lawn with a footpath leading to the gate which provides rear access. There is also a garage and allocated parking space situated to the rear of the property.

### **Location**

St. Andrews Park is within close proximity of Uxbridge Station in the High Street, which is on both the Metropolitan and Piccadilly Lines. Central London is approximately 45 minutes away. Uxbridge town centre has two shopping centres, a bustling High Street and a choice of cafes, bars and restaurants. Just outside the development in Hillingdon Road is a bus stop, providing excellent links to the local area. The new state of the art 720 pupil primary school, the John Locke Academy, is an integral part of St. Andrew's Park, as is the 37 acre new public park.



### Schools:

Whitehall Infant and Junior School 0.5 Miles  
John Locke Academy 0.5 Miles  
Hermitage Primary School 0.7 miles



### Train:

Uxbridge Station 0.6 Miles  
Hillingdon Station 1.3 Miles  
Ickenham Station 2.0 Miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

F

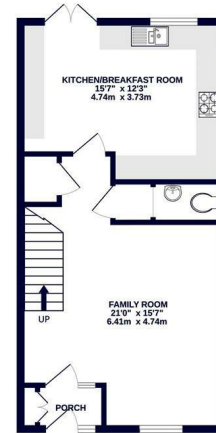
(Distances are straight line measurements from centre of postcode)



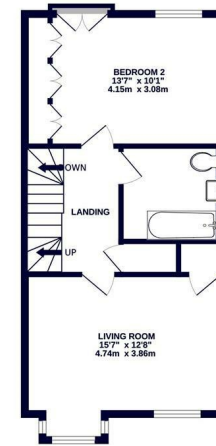
OUTBUILDING  
135 sq.ft. (12.5 sq.m.) approx.



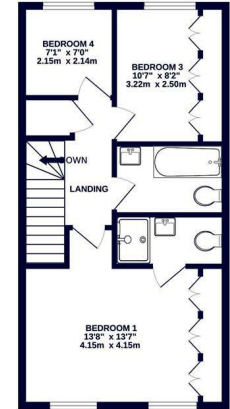
GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



2ND FLOOR  
478 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1576 sq.ft. (146.4 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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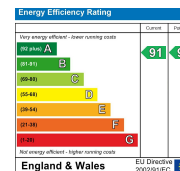


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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.