

High Street

Cowley • Middlesex • UB8 2NU

Guide Price: £460,000



coopers
est 1986

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Offered to the market is this deceptively spacious three bedroom semi detached home offering over 900sqft of living space for the growing family or an investor. Singret Place is a hidden gem nicely nestled away just off the Cowley Road in a private gated community of just 10 houses. Singret Place is a fantastic location within easy reach of Uxbridge town centre and all its amenities, including the Intu shopping centre and The Pavilions shopping mall, a number of highly regarded restaurants and bars, along with its Metropolitan/Piccadilly line station.

Semi detached home

Three bedrooms

Over 900SQFT

Secluded development of 10 houses

Allocated garage

Private rear garden

Potential to extend (STPP)

Nearby to highly regarded schools

Easy access to A40/M25 and underground tube lines

Stones throw away from local amenities

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.





Location

Singret Place is set in a popular residential area positioned well for Brunel University, Hillingdon Hospital and Uxbridge town centre with its multitude of shopping facilities, restaurants, bars, bus links and Metropolitan/Piccadilly line train station. The Elizabeth Line and British Rail services are also easily accessible from West Drayton station. The A40/M40 and M4 are a short drive away offering access to London, Heathrow, Stockley Park and the Home Counties.

Property

As you enter this family home via the porch you are welcomed by a light filled sizable living area offering a fantastic space for a growing family looking to move into their forever home. This excellent living space offers an open feel throughout with numerous options for organising furniture as you desire for both relaxing and dining, along with direct access to the rear garden via patio doors. Round to the left-hand side is the well-equipped kitchen with an abundance of storage and ample worktops. Being open, the kitchen allows further entertaining space along with the living room. Concluding the downstairs is the added luxury of a shower room and WC. Proceeding upstairs to the rear of the property is the family bathroom along with your master bedroom at the rear of the property which has the bonus of built in wardrobes. At the front of the property is the second bedroom along with the third.

Outside

The front of the property boasts a large well-manicured lawn with mature shrubbery to the right hand side. The rear garden offers a fantastic secluded area for the growing family comprising of sizable decking for outdoor entertaining along with a large section laid to lawn with further mature shrubbery surrounding the borders. The property also has the added luxury of an allocated garage along with ample parking throughout the development and via on street permit parking permits. The property also benefits from limited free off-road parking in the gated garage area.



Schools:

Cowley St Laurence CofE Primary School 0.4 miles
Uxbridge High School 0.5 miles
Whitehall Infant and Junior School 0.7 miles



Train:

Uxbridge 1.1 miles
West Drayton 1.4 miles
Iver 2.0 miles



Car:

M4, A40, M25, M40



Council Tax Band:

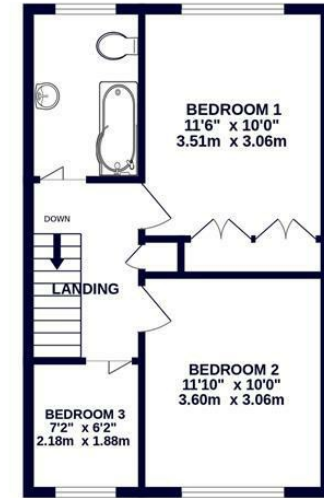
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
242 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 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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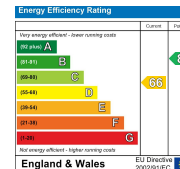


01895 257 566

1 Vine Street, Uxbridge,
Middlesex, UB8 1QE

us@coopersresidential.co.uk

CoopersResidential.co.uk



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