

# The Greenway

Uxbridge • Middlesex • UB8 2PJ  
Guide Price: £525,000



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This charming semi detached family home is offered to the market and boasts generously spacious rooms and a large rear garden. This

home offers a fantastic opportunity for a growing family looking for their forever home with the potential of extending (STPP) or an investor looking for a property in a fantastic location. Situated just a stones throw from Uxbridge Town Centre.

Semi detached home

Three bedrooms

Two reception rooms

Two bathrooms

Private rear garden

Generously spacious property

Over 1000 sqft

Prime Location

Close by to highly regarded schools

Walking distance to nearby 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

The Greenway 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, Whitehall and Hermitage. The M25/M40 and A40 with their direct links to London and the home counties are just a short drive away.

### Property

This character like three-bedroom semi-detached family home boasts charm throughout and features generously spacious room and an adaptable floorplan, making it ideal for a family to move straight into. This magnificent home includes an entrance hallway, two huge reception rooms, kitchen and downstairs bathroom. The first floor of the property comprises of two double bedrooms, a box room and a upstairs bathroom. The property offers possibility to create a single story extension to the rear (subject to planning) creating potential to add value and size throughout.

### Outside

To the front of the property, the driveway offers parking for two vehicles as well as permit parking if needed. To the rear, you are greeted by an outstanding rear garden that is precisely set to offer the perfect amount of greenery for the modern family, complete with an annex to the rear of the garden making it suitable for a potential workshop.



### Schools:

Whitehall Infant and Junior School 0.4 miles  
Uxbridge High School 0.2 miles  
St Mary's Catholic Primary School 0.8 miles



### Train:

Uxbridge 0.9 miles  
Hillingdon 2.5 miles  
West Drayton 1.9 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Decent energy efficiency - lower running costs	D		
Decent energy efficiency - lower running costs	E		
Decent energy efficiency - lower running costs	F		
Decent energy efficiency - lower running costs	G		
Not energy efficient - higher running costs			
		84	89
England & Wales		03/07/2024	2022/01/18/20

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.