

# Queens Road

Uxbridge • Middlesex • UB8 2NN  
Guide Price: £775,000



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Offered to the market is this fantastically presented five bedroom, victorian style, semi detached home presented in immaculate condition. This victorian property has the added luxury of sash windows, high ceilings and original fireplaces while offering a bright contemporary style for a family ready to move straight in. Queens Road is a sought after location within easy reach of Uxbridge town centre and all its amenities, including the Intu shopping center and The Pavilions shopping malls, a number of highly regarded restaurants and bars, along with its metropolitan/Piccadilly line station.

Five bedroom semi detached home

Traditional Victorian style

Fantastic condition throughout

1500sqft

Large open plan kitchen/diner

Sizable rear garden

Closeby to numerous transport links

Easy access to A40/M25

Walking distance to nearby amenities

Close proximity to highly regarded schools

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

Presented to the market is this generously spacious and luxury five bedroom semi-detached family home. Being a Victorian property, if you are looking for something with character this has everything you could need benefitting from high ceilings, original fireplaces and plenty of natural light with a South facing garden. Split across three levels, the property offers several factors making it a perfect fit for the modern family from having a driveway, 100ft garden, five bedrooms, a dining room and three bathrooms. The ground floor comprises of a family living room at the front of the property with a traditional log burning fireplace, to the middle of the property has the large dining room and the rear of the property consists of the fantastically presented open plan kitchen/living space offering an entertaining space for family and friends. The first floor compromise's of three sizable bedrooms with traditional features throughout these rooms including original fireplaces and high ceilings along with the well designed family bathroom. Concluding this luxury home is the second floor with two further bedrooms along with a shower room.

### Outside

To the front of the property there is ample on street parking for residents only, along with the driveway offering off street parking for one car. The front of the property is immaculately looked after giving a fantastic aesthetic to the front of this period home. The sizable rear garden allows a great space for a growing family with a safe secluded space for children, whilst offering a space for outdoor entertaining and dining alfresco in the summer months.

### Location

Queens Road 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.



### Schools:

Uxbridge High School 0.4 miles  
Whitehall Infant and Junior School 0.4 miles  
St Mary's Catholic Primary School 0.7 miles



### Train:

Uxbridge 0.8 miles  
Hillingdon 1.7 miles  
West Drayton 1.8 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



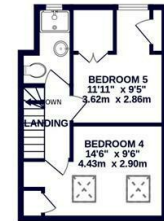
GROUND FLOOR  
674 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR  
526 sq.ft. (48.8 sq.m.) approx.



2ND FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.7 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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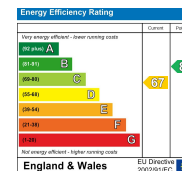
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