

New Peachey Lane

Uxbridge • Middlesex • UB8 3SU
Guide Price: £550,000



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An attractive four bedroom semi detached home offers a fantastic opportunity for a family to move straight into offering versatile living throughout. The property boasts 1287 SQFT across three floors allowing a brilliant space for a young family to grow into their forever home. Situated on a desirable road, this property is close to local amenities, with a few minutes away to Uxbridge railway station, a 20 minute walk to West Drayton station which offers access to the new Elizabeth line, high-quality schools, and bus routes within walking distance.

Semi-detached home

Four double bedrooms

1287 SQFT

Immaculately presented throughout

Open plan kitchen dining space

Secluded rear garden

Two bathrooms

M4, M40 & M25 close by

Off street parking for three cars

Walking distance to numerous transport links

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

New Peachey Lane is located just off Cowley High Street, positioned directly between West Drayton High Street and Uxbridge town centre. With bus links directly into Uxbridge town centre, this property benefits from all the amenities Uxbridge has to offer, including two shopping centres, a cinema complex and a multitude of cafes, bars and restaurants. Uxbridge tube station, also located in the town centre, is serviced by both the Piccadilly and Metropolitan line. Just less than 2 miles in the other direction is West Drayton station which provides an over ground service into London along with the new Elizabeth Line service allowing direct access into central London in just over 30 minutes.

Property

Upon entering this beautifully presented home you are welcomed by a light filled entrance hall, to the left hand side is the large 19ft ground floor bedroom which can be used for multiple purposes. To the right hand side is the brilliantly designed through lounge offering an entertaining space for guests whilst still offering a warm homely feel for family living retaining the original features such as the fireplace in the living space. The open plan living space flows directly through to the dining room and kitchen at the rear, accessed just off the dining area is a well equipped large utility room along with access to the rear garden from the kitchen. Proceeding upstairs to the first floor you are met with bedrooms two and three, bedroom two at the front of the property offers a light filled sizable bedroom with bedroom three overlooking the rear garden. Concluding the rear of the first floor is the newly designed family bathroom. Upstairs again to the second floor is the large master suite which offers the added bonus of a Juliet balcony along with an en-suite bathroom.

Outside

To the front of this family home is off street parking for 3 cars along with side access leading through to the rear garden. The secluded rear garden is well designed for family living with a large patio space for outside entertaining and dining al'fresco. The borders throughout the rear garden are designed with mature shrubbery throughout leaving a blank canvas for a family to put their own stamp onto the rear garden.



Schools:

St Laurence CofE Primary School 0.1 Miles
Colham Manor Primary School 0.9 Miles
Whitehall Junior School 1.0 Mile



Train:

West Drayton Station 1.1 Miles
Uxbridge Station 1.4 Miles
Iver Station 1.7 Miles



Car:

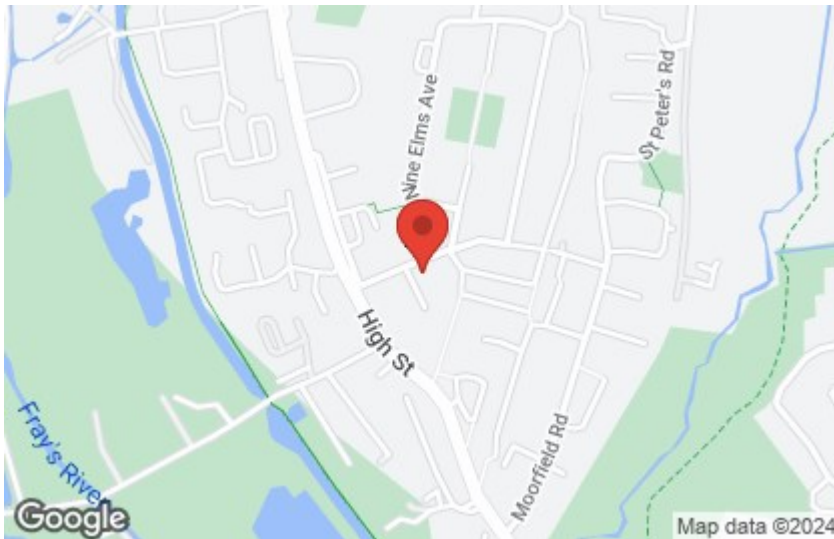
M4, A40, M25, M40



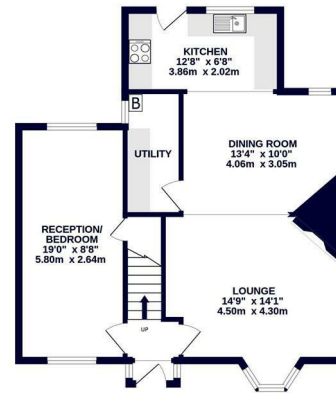
Council Tax Band:

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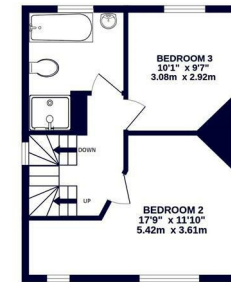
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 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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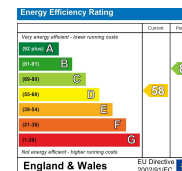


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