

# Crosby Gardens

Uxbridge • Middlesex • UB8 1GS

Guide Price: £400,000



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# Crosby Gardens

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Situated in the popular private development Crosby Gardens, just moments from Uxbridge Town Centre, is a spacious and immaculate freehold coach house featuring two generously sized bedrooms. This detached family home is bursting with stylish features and character, making it a perfect first buy for those looking to start kickstart their property journey. It benefits from being spread over 817sqft across a generously spacious open plan kitchen/living room, two bedrooms, one bathroom, a private rear garden, and a garage.

Two bedrooms

Detached Coach House

Freehold Property

Town centre home

Well presented family home

Garage

Private Rear Garden

Juliette Balcony

Open Plan Kitchen / Living

Walking distance to town centre

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

A well-presented and spacious two-bedroom freehold coach house sits a stones throw from Uxbridge Town Centre in the popular private development Crosby Gardens. This two-bedroom, one-bathroom detached family home boasts character and stylish features, making it a perfect first-time purchase for those seeking to get onto the property ladder. It benefits from being spread over 817sqft across a generously spacious open plan kitchen/living room, two bedrooms, one bathroom, a private rear garden, and a garage.

### Location

Crosby Gardens is tucked away in a peaceful development in Uxbridge. There are well regarded schools in close proximity and facilities also nearby such as Hillingdon Leisure centre, Uxbridge Town Centre, Uxbridge Cricket Club, Hillingdon Golf Club as well as Hillingdon Court Park and Uxbridge Common. Uxbridge town centre enjoys an array of shopping facilities, restaurants, bars and the Piccadilly/Metropolitan Line Station is a short distance away along with the A40 giving access to London and the Home Counties.

### Outside

The property benefits from a private rear garden and garage.



**Schools:**

John Locke Academy 0.2 miles  
Hermitage Primary School 0.2 miles  
Vyners School 0.7 miles



**Train:**

Uxbridge 0.6 miles  
Hillingdon 0.8 miles  
Ickenham 1.4 miles



**Car:**

M4, A40, M25, M40



**Council Tax Band:**

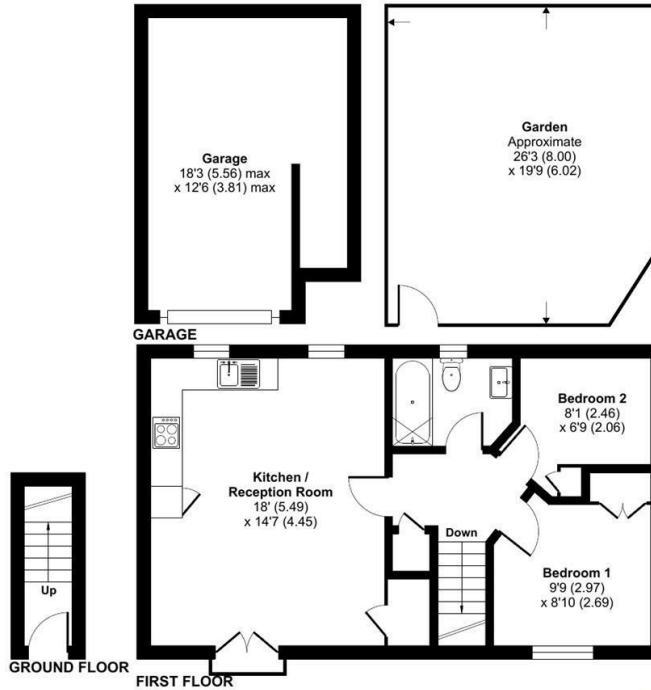
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(Distances are straight line measurements from centre of postcode)



**Crosby Gardens, Uxbridge, UB8**

Approximate Area = 594 sq ft / 55.1 sq m  
Garage = 220 sq ft / 20.4 sq m  
Total = 814 sq ft / 75.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Coopers. REF: 1112446



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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	81	82
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

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.