

Old Mill Close

Uxbridge • Middlesex • UB8 2BS

Guide Price: £850,000



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A substantial period home located in a tranquil waterfront setting offering the charm of key period features whilst also presenting a modern lifestyle throughout. Tucked away in a small private gated development, this beautiful home offers mesmerizing views, a real sense of privacy and heaps of character. This is a fantastic opportunity in a most sought after location.

Period cottage set in a gated private development

Traditional home with modern features

Four double bedrooms

Three bathrooms

Modern open plan kitchen and reception room

Ample parking space to the front

Peaceful waterfront setting with attractive views

No onward chain

Flexible living accommodation

Surrounded by 3.5 acres of secluded green spaces

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

Old Mill Close is a secluded gated, riverside development that is set upon over three acres of picturesque grounds. The property is located just over a mile from West Drayton station which benefits the Elizabeth line. Uxbridge Town Centre is just under a mile and a half away with its array of facilities including Intu and The Pavillions shopping centres, a number of popular restaurants and bars, Odeon cinema complex, Uxbridge station, plus a selection of fitness and leisure centres. The M40/M4/M25 motorway are all within easy access providing links to London and The Home Counties.

Property

This charming character home consists of four double bedrooms, three bathrooms, a modern open plan kitchen, elegant dining room and a living room leading you to the balcony enjoying pleasant views over the private grounds. The property is laid out over two floors, the first floor enjoys an open plan layout with vaulted ceilings, wooden beams, sky light windows, wooden flooring and modern features throughout. The kitchen has base level units, granite work tops, integrated electric hob, grill and over, sink with mixer taps, integrated fridge/freezer, breakfast bar. The ground floor is where you find the four double bedrooms and three contemporary bathroom suites. There is a large hallway with wooden flooring throughout leading to all ground floor rooms, spacious storage cupboards and a door leading outside to the rear. This home offers its own kind of uniqueness being a real hidden gem backing on to the peaceful waterside whilst also being close by to excellent transport links and amenities.

Outside

To the rear of the property is a patio area with direct access onto the well maintained communal grounds with views onto Frays river. Ample parking is available for multiple cars to the front, all being set behind an iron gates ensuring privacy and peace of mind.



Schools:

Cowley St Laurence CofE Primary School 0.3 miles
Whitehall Infant School 1.1 miles
Rabbsfarm Primary School 0.8 miles



Train:

West Drayton Station 1.3 miles
Uxbridge Station 1.4 miles
Iver Station 1.4 miles



Car:

M4, A40, M25, M40



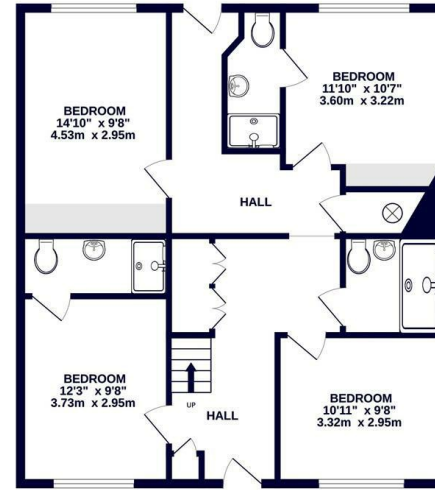
Council Tax Band:

F

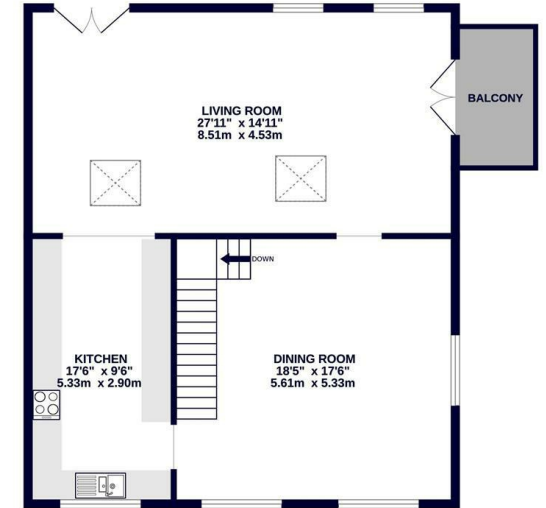
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
903 sq.ft. (83.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1755 sq.ft. (163.1 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		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	70	77

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.