

Churchill Road

Uxbridge • Middlesex • UB10 0FL
Guide Price: £650,000



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est 1986

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Enjoying a convenient and sought after location, this attractive four bedroom residence offers gracious interiors, modern fitted kitchen, three bathrooms, a versatile floor plan and also benefitting a garage and balcony. Churchill Road is within walking distance to the heart of Uxbridge Town Centre with its transport links, shopping facilities and bars/restaurants.

Four bedroom townhouse

Modern fitted kitchen

Three bathrooms

Accommodation arranged over three floors

Garage

Ground floor cloakroom

Close to town centre

Excellent schools nearby

Balcony

No onward chain

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

Churchill Road is located in the popular St. Andrews development within walking distance of the Town Centre, multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station. Uxbridge has two large shopping centres, a High Street with a choice of cafes, bars and restaurants, as well as Brunel University. The area has excellent road links with easy access to the M40, M4 and M25 motorways and highly regarded schools nearby.

Property

This impressive four bedroom townhouse offers a spacious and versatile floor plan arranged over three floors. The house comprises of a spacious entrance hallway which leads to the kitchen located to the front and behind this is the ground floor cloakroom and living room offering access directly into the garden. The spacious family room creates a wonderfully relaxed space for the whole family to enjoy and there is ample space for a dining area. To the second floor is the landing area leads you to the two remaining bedrooms, bedroom one benefiting an en-suite bathroom and there is large family bathroom completing this floor.

Outside

There is a small low maintenance front garden and to the rear there is a garden which is mainly laid to lawn with a footpath leading to the gate which provides rear access. There is also a garage and allocated parking space located to the rear of the property,



Schools:

Whitehall Infant and Junior School 0.5 Miles
John Locke Academy 0.5 Miles
Hermitage Primary School 0.7 miles



Train:

Uxbridge Station 0.6 Miles
Hillingdon Station 1.3 Miles
Ickenham Station 2.0 Miles



Car:

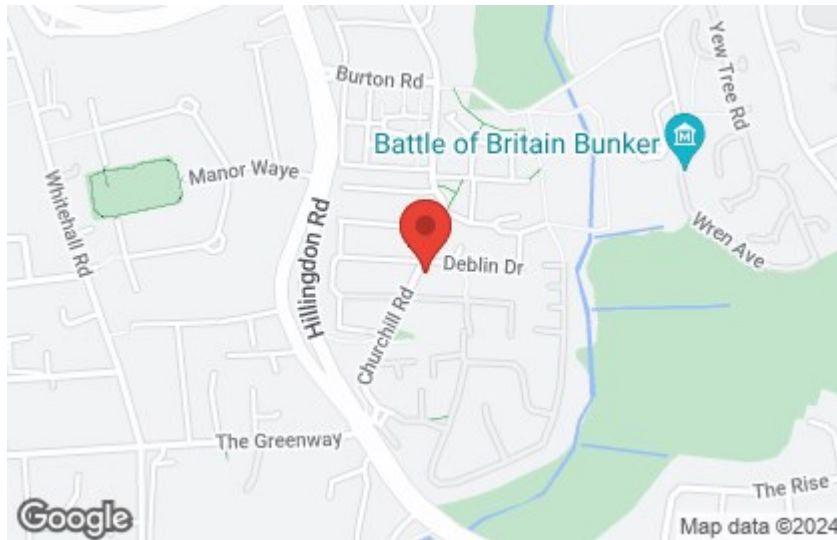
M4, A40, M25, M40



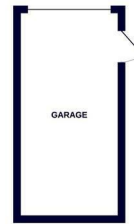
Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



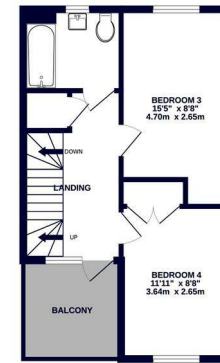
OUTBUILDING
129 sq.ft. (12.0 sq.m.) approx.



GROUND FLOOR
103 sq.ft. (9.5 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.6 sq.m.) approx.



2ND FLOOR
438 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1463 sq.ft. (135.9 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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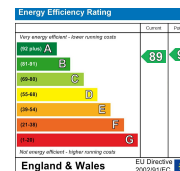
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