

North Common Road

Uxbridge • Middlesex • UB8 1PD

Guide Price: £540,000



coopers
est 1986

North Common Road

Uxbridge • Middlesex • UB8 1PD

An attractive period home set in one of North Uxbridge premium locations. This property offers the convenience for a family to move straight into as the renovation work has been completed making this a truly beautiful contemporary home.

Tucked away in a peaceful road this house is within the catchment area of well-regarded schools such as Vyners Secondary and Hermitage Primary School as well as being a short walk into Uxbridge town centre.

Character Period Cottage

North Uxbridge

Recently renovated to a high specification

Two double bedrooms

Underfloor heating

Gated off-street parking

No onward chain

Rear secluded court yard

Large frontage

Situated just off the popular Uxbridge Common

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

The accommodation is arranged over two levels, with the ground floor offering a 13ft living room and an additional reception room to the front of the house. Heading towards the rear of the home you will find the kitchen which like the rest of the home, is finished to a high standard, offering an excellent range of units, worktop space and a selection of high quality integrated appliances and access into the court yard. There is a downstairs utility area housing the brand new boiler and a W.C. Stairs take you to the first floor, where a landing provides access to two spacious bedrooms, the master enjoying built in cupboards and a stylish en-suite bathroom.

Location

North Common Road is a sought after location on the north side of Uxbridge that overlooks Uxbridge Common. The property is within easy reach of Uxbridge town centre with its multitude of shops, restaurants, bars, bus links and Uxbridge Metropolitan/Piccadilly line train station. There are a number of well-regarded local schools within close proximity including Hermitage primary and Vyners secondary school as well as Hillingdon Leisure Centre. There are excellent road links close by with A40/M40 and M4 offering access to London, Heathrow and the Home Counties.

Outside

An impressive front driveway behind wooden gates with parking for several cars, an immaculate stretch of lawn with paved pathway leading to the front door. To the rear there is private low maintenance court yard.





Schools:

Hermitage Primary School 0.4 miles
John Locke Academy 0.6 miles
Vyners School 0.5 miles



Train:

Uxbridge Station 0.7 miles
Ickenham Station 1.4 miles
Hillingdon Station 1.0 miles



Car:

M4, A40, M25, M40



Council Tax Band:

E

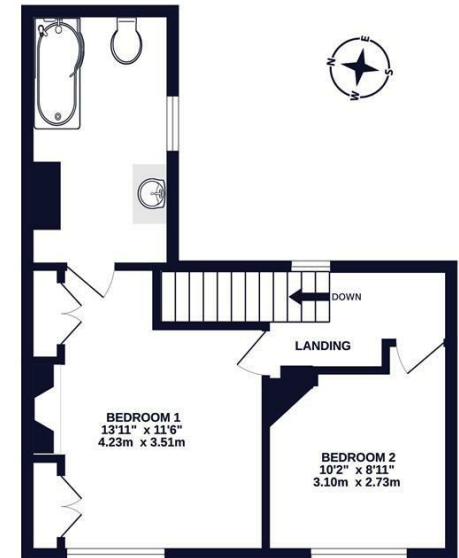
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 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.
Made with Metrox ©2024.



01895 257 566

1 Vine Street, Uxbridge,
Middlesex, UB8 1QE

us@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Energy inefficient - higher running costs	G		
Not energy efficient - higher running costs			
England & Wales		EJ 200/201/202	2022/01/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.