

Clayton Way

Uxbridge • Middlesex • UB8 3AL

Guide Price: £595,000



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est 1986

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An attractive detached bungalow offering spacious accommodation with good-sized rooms throughout on a desirable road in Uxbridge. The property is situated within easy reach of local shops and well-regarded schools. There is also a large driveway providing off-street parking for multiple vehicles and a well-maintained, secluded garden to the rear.

Detached bungalow

Two double bedrooms

Potential to extend (STPP)

2010 new build

Fitted modern kitchen

Brick paved drive

Well kept private garden

Converted garage

25sqm living room

Desired location

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

This generously spacious two/ three bedroom, one bathroom detached bungalow offers an abundance of character for those seeking the next step in the ladder for a family home. Spread across a generous 847 sqft, the family home boasts contemporary features and modern living that spans across two double bedrooms, one bathroom, a 25 sqm living room, a 12.5 sqm dining room, and an impressive 8.7 sqm kitchen space. The property is equipped with a well maintained and private south east facing garden giving plenty of natural light throughout.

Location

Clayton Way is situated in a popular residential area close to local amenities, including Hillingdon Hospital, Brunel University, and Stockley Business Park. There are a number of bus and road links close by, creating easy access to Heathrow Airport, the M4 and M25, and Uxbridge town center with its multitude of shops, restaurants, bars, and Piccadilly/Metropolitan Line train station. The area is also served by a number of well-regarded schools.

Outside

To the front of the property there is parking fit for several cars as well as a garden to the rear mainly laid to lawn with a patio area closest to the house.





Schools:

Cowley St Laurence CofE Primary School 0.2 miles
Rabbsfarm Primary School 0.7 miles
Whitehall Junior School 0.9 miles



Train:

West Drayton 1.3 miles
Uxbridge 1.3 miles
Iver 1.8 miles



Car:

M4, A40, M25, M40



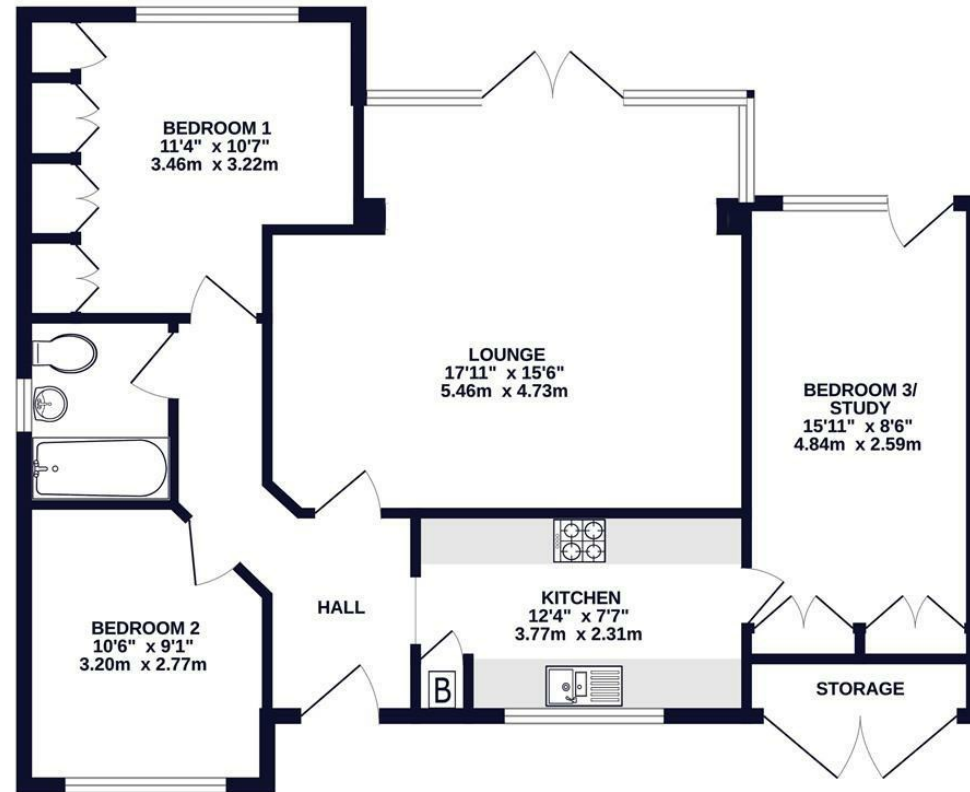
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Decent energy efficiency - higher running costs	D		
Less energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very inefficient - higher 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.