

# Moorfield Road

Uxbridge • Middlesex • UB8 3SH

Guide Price: £450,000



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est 1986

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This terraced home is a perfect opportunity for a potential buyer seeking a blank canvas to stamp their mark on and move into. The accommodation on offer consists of entrance hallway, two reception rooms, 12ft kitchen and ground floor w/c. To the first floor there is a spacious landing with three bedrooms all benefiting built in wardrobes and a family bathroom.

Mid terrace family home

Three bedrooms

Two reception rooms

Family bathroom

Close to amenities

Well maintained rear garden

No onward chain

Side access

958 sqft

West Drayton Train Station (Crossrail) nearby

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 three bedroom mid-terrace family home that offers spacious and light filled accommodation and is offered to the market in good order throughout. The ground floor accommodation is made up of entrance hallway, a spacious living room with a door leading into the dining room that opens onto the fitted kitchen, utility area and cloakroom. To the first floor there are three bedrooms with built in wardrobes and a family bathroom with a separate W/C.

### **Location**

Moorfield Road is a popular residential road incredibly well placed being found just a short distance from West Drayton High Street with its variety of shops and good transport links via both bus and West Drayton train station (Crossrail). Uxbridge station is just a short drive away along with its high street full of a multitude of shops, restaurant and bars. There are a number of local schools that can be found close by whilst Stockley Business Park & Heathrow Airport are also within easy reach.

### **Outside**

The property benefits from a front garden enclosed with a brick wall and gate. There is also a shared passageway leading to the rear garden. There is a secluded rear garden which is mainly laid to lawn with a patio area closest to the house. There is an outbuilding attached to the house for storage.



### Schools:

Rabbsfarm Primary School 0.6 miles  
Cowley St Laurence CofE Primary School 0.9 miles  
Bishopshalt School 1.4 miles



### Train:

West Drayton 1.0 miles  
Iver 3.1 miles  
Uxbridge 2.5 miles



### Car:

M4, A40, M25, M40



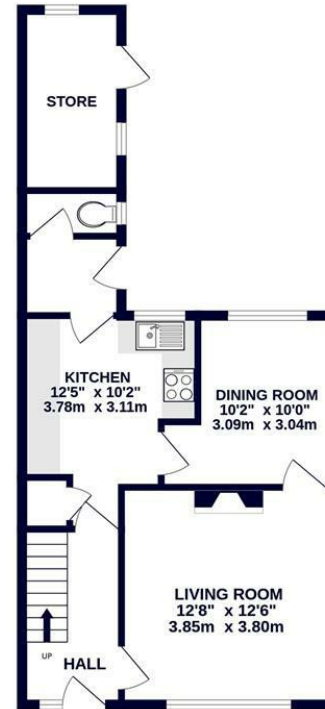
### Council Tax Band:

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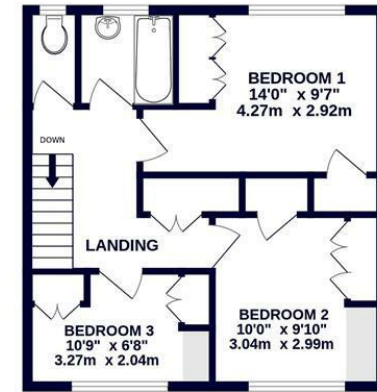
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 958 sq.ft. (89.0 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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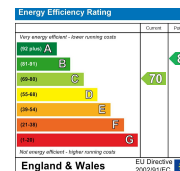


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