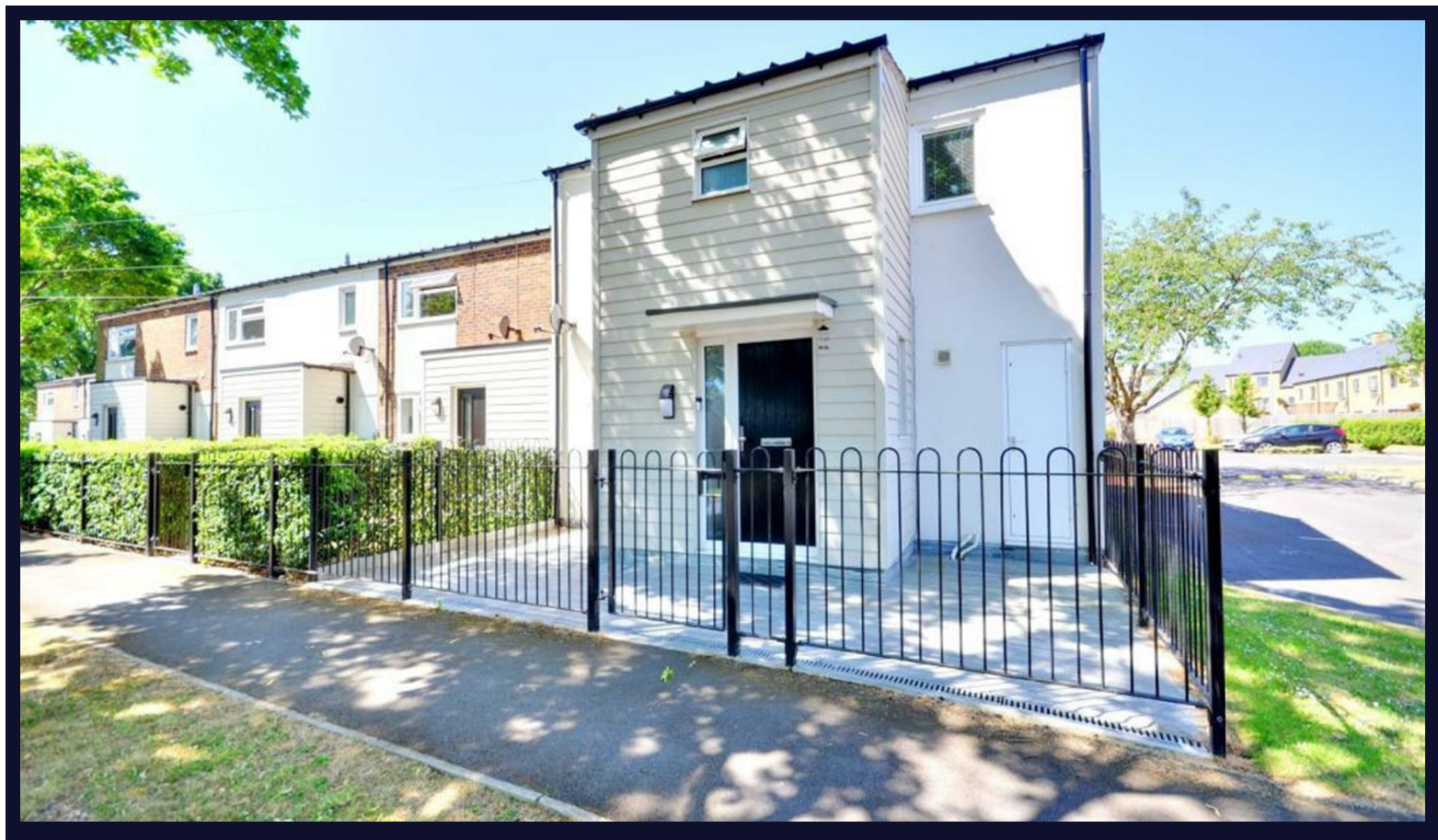


Valley Road

Uxbridge • Middlesex • UB10 0RP
Guide Price: £675,000



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est 1986

Valley Road

Uxbridge • Middlesex • UB10 0RP

Offered to the market is this tastefully presented four bedroom end of terrace home offering a brilliant space for a growing family to make their forever home. Valley Road is situated just on the edge of the sought after St Andrews Park offering a private yet convenient location. Only a stone's throw away from Uxbridge town centre with its vast array of shops, cafes, bars and trendy eateries along with Uxbridge tube station with access to Piccadilly and Metropolitan train lines.

Four bedroom home

End of terrace

Three bathrooms

Fantastic condition throughout

Two allocated parking spaces

East facing home

Ample visitor parking

Closeby to highly regarded schools

Walking distance to numerous amenities

Close proximity to numerous transport links

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

Upon entering this family home you are welcomed by its modern and stylish features from the outset, leading in from the porch to your right hand side is the downstairs bathroom. To the left hand side is the well designed kitchen offering an abundance of storage space and ample worktop space throughout along with integrated appliances. The living room at the rear of this family home offers the real wow factor, the open plan living room offers versatile living options by spanning over 20 feet wide. Proceeding upstairs you have four sizable double bedrooms with the addition of two fully fitted bathroom suites one of which is the luxury of the master bedroom.

Outside

The entrance to this family home is via a gated front leading to a paved front garden. There is also two allocated parking spaces for this particular property along with ample visitor parking throughout the development. The secluded rear garden offers a secluded space for a family to enjoy across the summer months whilst being easy to maintain along with giving the option for a new occupier to put their own stamp onto the garden however they wish to.

Location

Occupying a position at the forefront of St Andrew's Park, the development is proving to be extremely popular and sought after with a stunning 37 Acre Dowding Park at its hub. This modern, picturesque development boasts a convenient location within 15 minutes walk from Uxbridge Town centre, providing easy access to its array of shopping facilities including Intu and The Pavilions shopping centre, as well as Uxbridge train station. The area is served by a number of well-regarded infant, primary and secondary schools and has excellent transport with easy access to the M40, M4 and M25 motorways.



Schools:

Uxbridge High School 0.2 miles
Whitehall Infant and Junior School 0.6 miles
John Locke Academy 0.6 miles



Train:

Uxbridge 0.7 miles
Hillingdon 1.4 miles
West Drayton 2.0 miles



Car:

M4, A40, M25, M40



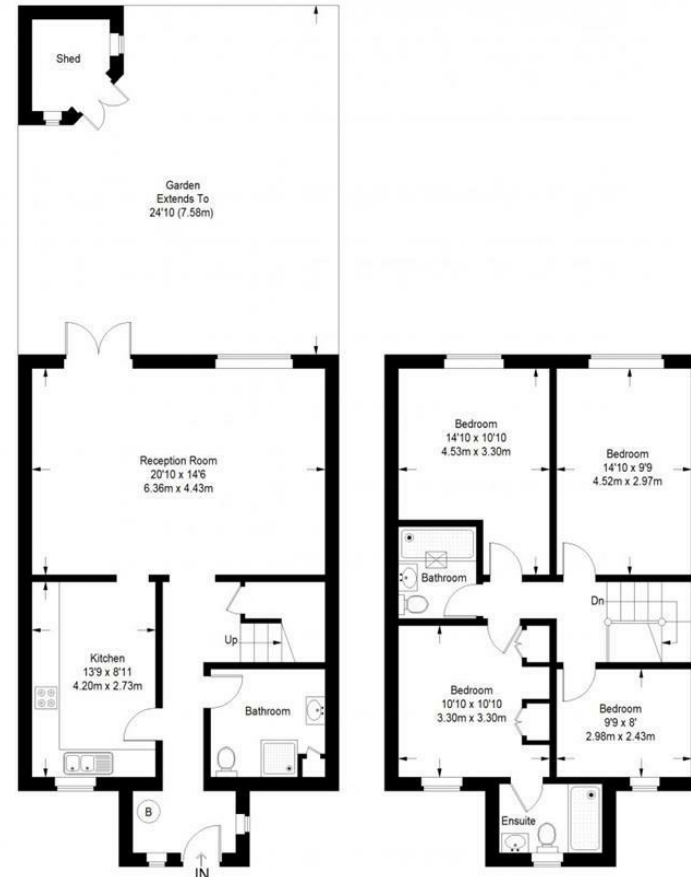
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



Valley Road



Ground Floor = 658 sq ft

First Floor = 653 sq ft

Approximate Gross Internal Area
GROUND FLOOR = 658 sq ft / 61.13 sq m
FIRST FLOOR = 653 sq ft / 60.66 sq m
SHED = 34 sq ft / 3.16 sq m
Total = 1345 sq ft / 124.95 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

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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	75	86
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		

England & Wales
EPC Directorate
2022/01/10

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.