

# Cornwall Road

Uxbridge • Middlesex • UB8 1BB

Guide Price: £895,000



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Offered to the market is this superb Edwardian five bedroom semi-detached house on Cornwall Road, which blends classic period charm with modern updates. The home boasts spacious living areas, high ceilings, and original features like fireplaces and decorative mouldings fit for a growing family.

Located in a quiet residential area, it's close to Uxbridge town centre, which offers shopping, dining, and transport links via the Metropolitan and Piccadilly lines. Nearby, there are excellent schools, green parks, and access to the Grand Union Canal for scenic walks.

Five bedrooms

Edwardian home

Four bathrooms

Fantastic features throughout

Off street parking

Brilliant location

2362 SQFT

Catchment area to highly regarded schools

Walking distance to nearby amenities

Easy access to A40 / M25

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 Edwardian semi-detached home on Cornwall Road, Uxbridge offers over 2,353 sq. ft. of living space across three floors, featuring a blend of period elegance and modern convenience. Enter through the welcoming hallway, which leads to two spacious reception rooms. The front living space offers a generous space with natural light flooding in from the large windows along with the high ceilings and beautiful fireplace. Adjacent is a second living room/dining room ideal for family gatherings or utilised as a formal dining room. The kitchen at the rear of the property is the real heart of the home with fitted with modern appliances and offering ample worktop space and plenty of storage space flowing directly into a charming conservatory opening directly out to the garden, perfect for enjoying the outdoors year-round. Proceeding upstairs the first floor comprises three well-sized bedrooms. The largest bedroom (15'11" x 11'3") is at the front, offering a spacious retreat with plenty of natural light with views over the Chilterns. The second bedroom is equally generous in size equipt with a well designed en-suite bathroom. While the third bedroom is perfect for use as a guest room, study or growing children with the added luxury of an en-suite bathroom. This first floor also boasts a large well thought out family bathroom. Further upstairs to the second floor you are welcomed by two further bedrooms. The larger bedroom boasts enough space for a double bed and has the added bonus of eaves storage making it an ideal space for a guest suite or home office. The fifth bedroom enjoys similar cozy charm with access to a modern shower room, offering privacy and comfort.

### Outside

The front of the property offers ample off street parking via a paved driveway whilst mature shrubbery on the boarder's adds to the character of this Edwardian Home. The secluded rear garden is accessed via both the side access along from the conservatory at the rear. The garden itself really allows a great space for the growing family with a patio area fit for the summer months and dining al'fresco with family and friends. The second tier of the garden boasts a well maintained lawn space for the younger generation to run around along with a large well built shed for garden storage.

### Location

Cornwall Road in Uxbridge is a peaceful residential street located near the town centre, offering easy access to shops, restaurants, and transport links via the Metropolitan and Piccadilly lines. The area is close to green spaces like Uxbridge Common and the Grand Union Canal, perfect for outdoor activities. It's also well-regarded for nearby schools such as Vyners Secondary School and family-friendly amenities, making it an ideal suburban location.





### Schools:

Uxbridge Station 0.4 miles  
Hillingdon Station 1.2 miles  
Ickenham Station 1.6 miles



### Train:

Hermitage Primary School 0.2 miles  
John Locke Academy 0.5 miles  
Vyners Secondary School 1.1 mile



### Car:

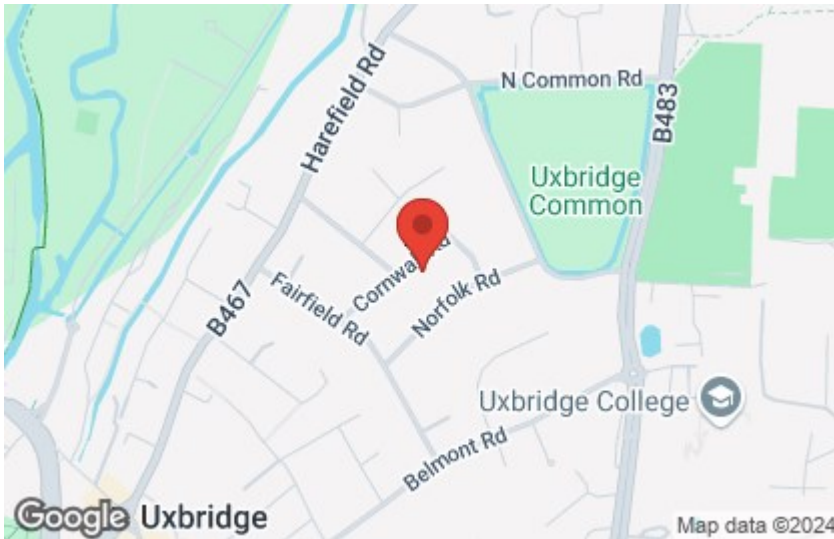
M4, A40, M25, M40



### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



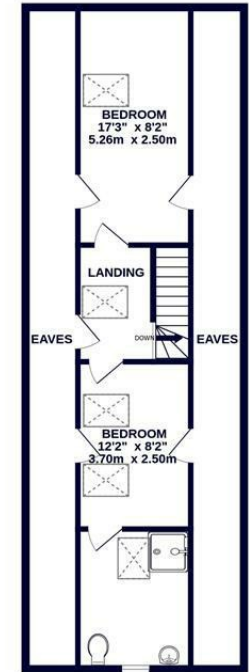
GROUND FLOOR  
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



2ND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 2363 sq.ft. (219.5 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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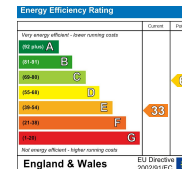


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