

# The Greenway

Uxbridge • Middlesex • UB8 2PJ  
Guide Price: £515,000



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This charming three bedroom end terrace house in The Greenway, Uxbridge, offers modern living in a sought-after location. This fantastic family home really does allow for modern living with the added luxury of being ready to move straight into whilst still offering the options of further expansion for an ever-growing family (STPP). The property boasts from a fantastic location situated only a stone's throw from Uxbridge town centre with its vast array of shops, trendy eateries and numerous transport links.

Three bedroom family home

End of terrace

Off street parking

Modern interiors

Private rear garden

901 SQFT

Sought after location

Nearby to highly regarded schools

Stone's throw to Uxbridge town centre

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

Upon entering, you are welcomed into a hallway that leads to a generously sized living room, featuring a large bay window that fills the room with natural light along with ample built in storage surrounding the fireplace, creating a warm and inviting atmosphere. Adjacent to this is the dining room, an excellent space for family meals or entertaining guests with ample well designed storage space under the staircase. The kitchen is positioned at the rear of the property and is well-equipped with modern appliances and ample storage, offering practicality and style. The family bathroom is conveniently located on the ground floor, fitted with a full bathtub and overhead shower. Upstairs, the property boasts three well-proportioned bedrooms. The main bedroom provides a spacious retreat, ideal for a king-size bed and additional furnishings. The second bedroom is perfect as a guest room or home office, while the third bedroom is ideal for children or as a study.

## Outside

This family home offers off street parking for one car whilst the road benefits from ample permit parking for visitors and further residents alike. The property also has a large private rear garden made up of a patio space for entertaining guests and dining al'fresco in the summer months. Proceeding onto a large laid to lawn which allows for easy maintenance all year round.

## Location

Nestled in a sought-after area, this delightful home is conveniently located close to a variety of local amenities, reputable schools, and excellent transport links. Offering both accessibility and a tranquil setting, it perfectly balances modern convenience with peaceful living, making it an ideal choice for prospective homeowners looking for comfort, practicality, and a desirable location.



#### Schools:

Uxbridge High School (0.1 miles)  
 Whitehall Infant School (0.4 miles)  
 The John Locke Academy (0.8 miles)



#### Train:

Uxbridge Station (1.3 miles)  
 West Drayton Station (2.4 miles)  
 Hillingdon Station (2.5 miles)



#### Car:

M4, A40, M25, M40



#### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
99-100 A	87
90-91 B	
80-81 C	
70-71 D	56
60-61 E	
50-51 F	
40-41 G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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