

Gravel Hill

Uxbridge • Middlesex • UB8 1PB
Offers In Excess Of: £1,200,000



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This charming five bedroom detached home is nestled in one of the areas most sought after roads just moments from Uxbridge Common. With ample potential for enhancement and extension (STPP), this property invites you to customise it to suit your vision and expectations. Gravel Hill is perfectly positioned for family living, with highly regarded schools just a short walk away and convenient access to nearby stations and motorway connections making commuting into Central London extremely accessible.

Characteristic detached home

Substantial five double bedrooms

Driveway offering ample off street parking

Spacious living areas

Exceptionally large garage (33'8" x 11'10")

Prime location

Large loft room

Substantial sized garden

Huge potential to extend (STPP)

Prime location in North Uxbridge

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.





Location

Situated in a desirable road, Gravel Hill is walking distance to Uxbridge town centre, offering excellent transport links, schools, and local amenities. Its prime position makes it ideal for families seeking convenient suburban living with easy access to London and surrounding areas. Uxbridge, Hillingdon and Ickenham stations are just moments away as well as easy bus access around 300 yards away with the Metropolitan & Piccadilly Line giving easy links to central London and the surrounding. For the motorist the A40 just 0.5 miles away. A number of highly regarded schools in the local area include Hermitage Primary School and Vyners Secondary School. And perhaps mention easy bus access (c300yds) to both Central & Chiltern lines.

Property

The ground floor features a welcoming and charming entrance hall leading to the ground floor reception rooms offering light filled rooms perfect for entertaining or relaxing with family. The well sized kitchen overlooks the rear garden, has ample storage, space for appliances and a dining table. From the kitchen there is integral access into the garage and workshop which offers huge potential to turn into additional living space. The first floor comprises a large principal bedroom featuring built in wardrobes, en-suite bathroom and dressing room. Bedrooms two, three, four and five are all well proportioned bedrooms ideal for a family seeking extra space. Completing the first floor there is large family bathroom. The property also benefits from a loft room (17'0" x 12'2") and ample eaves storage, providing a versatile space that could be used as an additional bedroom or study room. This five bedroom detached home is a rare find, combining traditional charm, generous living space and offers huge scope to extend.

Outside

The property features a spacious and well maintained brick paved driveway, offering ample off street parking for multiple vehicles. The driveway is complemented by mature shrubs and greenery and there is a double gate leading around the side of the property to garden. The expansive rear garden is a standout feature, providing a generous, private outdoor space perfect for families and entertaining. The garden boasts a large lawn area surrounded by mature trees and established borders, creating a tranquil setting. This outdoor space is ideal for those seeking a combination of functionality and natural beauty, offering a peaceful retreat while being close to local amenities.



Schools:

Hermitage Primary School 0.6 miles
St Mary's Catholic Primary School 1.2 miles
Vyners School 1.1 miles



Train:

Uxbridge Station 0.9 miles
Hillingdon Station 1.6 miles
Ickenham Station 2.1 miles



Car:

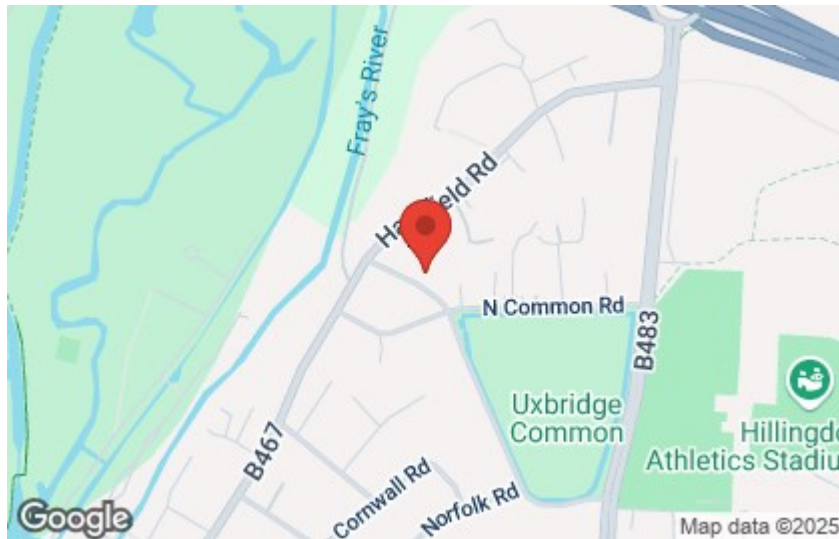
M4, A40, M25, M40



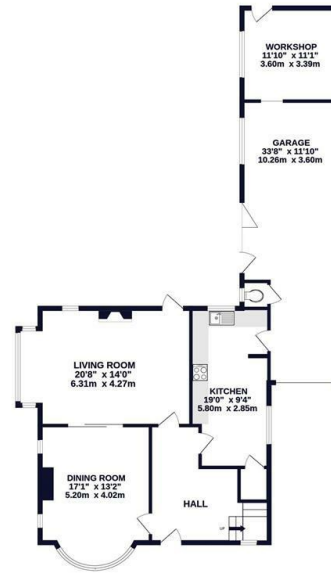
Council Tax Band:

G

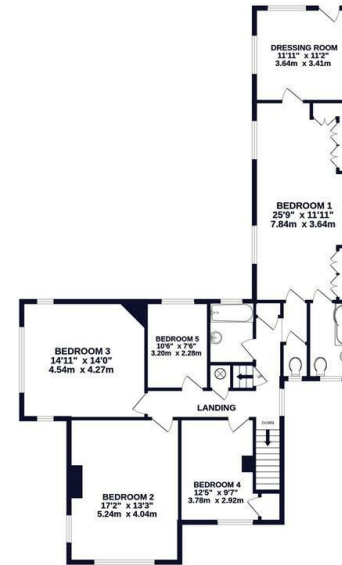
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
1303 sq.ft. (121.0 sq.m.) approx.



1ST FLOOR
1303 sq.ft. (121.1 sq.m.) approx.



2ND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 3123 sq.ft. (290.2 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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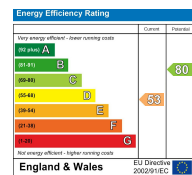


01895 257 566

1 Vine Street, Uxbridge,
Middlesex, UB8 1QE

us@coopersresidential.co.uk

CoopersResidential.co.uk



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