

# West Common Road

Uxbridge • Middlesex • UB8 1NZ

Guide Price: £830,000



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Situated in the highly sought after North Uxbridge area overlooking the Common is this large detached family home offering scope for improvement and extension, subject to usual planning consents. The property boasts four good size bedrooms, an impressive 24ft living room, a kitchen with a separate utility room and a west facing rear garden. The property is offered for sale with no onward chain.

Prime North Uxbridge location

Detached home

Overlooking Uxbridge Common

Scope to extend STPP

Driveway & garage

Four spacious bedrooms

Walking Distance to Uxbridge Town Centre

Ground floor cloakroom

Highly regarded schools nearby

No onward chain

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

Located within easy reach of Uxbridge town centre, with its array of shops and restaurants. The property benefits from local amenities and excellent transport links, including bus links, the Uxbridge Underground Station (both Metropolitan and Piccadilly lines) and proximity to the A40/M40 for motorists. The area is served by reputable primary and secondary schools within walking distance, as well as Hillingdon Leisure Centre.

### Property

This well proportioned four bedroom detached home offers over 1,500 sq. ft. of versatile living space, making this a fantastic family home that also allows someone the opportunity to personalise to their own taste. The accommodation comprises an entrance porch, hallway, cloakroom, a bright open plan living room (24'1" x 14'6"), kitchen overlooking the garden and utility room. On the first floor there is good size landing with loft access, four substantial bedrooms and a family bathroom with a separate w/c.

### Outside

The property boasts a well maintained rear garden with ample space for outdoor entertainment, and a large patio area closest to the house. To the front is the driveway providing off street parking for multiple vehicles, alongside access to the garage and a fantastic view of Uxbridge Common.







### Schools:

Hermitage Primary School 0.3 miles  
John Locke Academy 0.6 miles  
Vyners School 0.7 miles



### Train:

Uxbridge 0.5 miles  
Hillingdon 1.1 miles  
Ickenham 1.6 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



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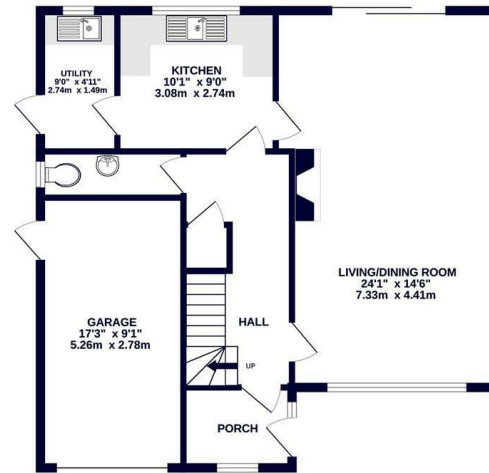
**01895 257 566**

**1 Vine Street, Uxbridge,  
Middlesex, UB8 1QE**

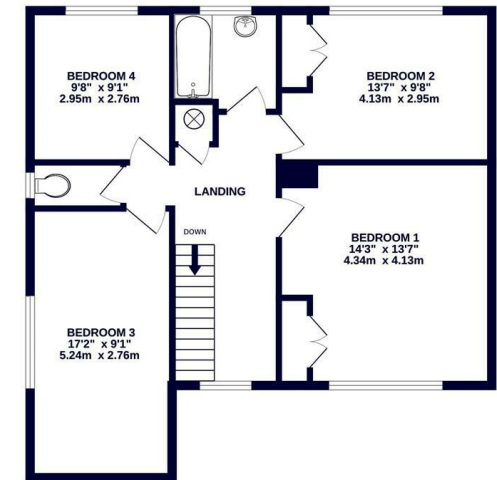
[us@coopersresidential.co.uk](mailto:us@coopersresidential.co.uk)

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**GROUND FLOOR**  
784 sq.ft. (72.8 sq.m.) approx.



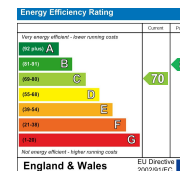
**1ST FLOOR**  
754 sq.ft. (70.0 sq.m.) approx.



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**TOTAL FLOOR AREA : 1537 sq.ft. (142.8 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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