

Cowley Crescent

Uxbridge • Middlesex • UB8 2HE

Guide Price: £675,000



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This attractive property offers a spacious interior, including four bedrooms, two bathrooms, renovated throughout and benefits generous sized reception areas. The kitchen is modern and well equipped, designed to meet contemporary family needs. The house has been extended to enhance living space, providing additional flexibility for various uses. This home offers potential for further development making it an attractive option for families seeking a comfortable home in Uxbridge.

Three/four bedroom semi-detached house

Modern interior throughout

Two bathrooms

Garden measuring over 100ft

Potential to extend (STPP)

Popular location close to schools

Large frontage and driveway

Easy reach Of Uxbridge and West Drayton Stations

Extended to the rear

Council tax band D

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

The location is in a popular residential area within close proximity to local amenities and the highly regarded Cowley Saint Laurence CE Primary School. Uxbridge town centre is approximately 1.5 miles away, providing a variety of shops, restaurants, and transport links, including the Metropolitan and Piccadilly lines from Uxbridge station. West Drayton high street with the Elizabeth Line is about one mile away, Brunel University, Hillingdon Hospital, and Stockley Park are also nearby, as are several well regarded schools.

Property

The property offers a contemporary and spacious interior, including four bedrooms, the downstairs bedroom adds versatility for multiple purposes or home office use. The space downstairs has been utilised where it can be, there is a ground floor three piece bathroom. The kitchen is modern and well equipped, designed to meet contemporary family needs. The house has been extended at the rear and side to enhance living space, now offering a large open plan kitchen, living and dining room. There are bi-fold doors to the rear offering fantastic views over the back garden. To the first floor there are three well proportioned bedrooms and a good size family bathroom.

Having already been modernised throughout this makes an already established family home.

Outside

Externally, the property boasts an impressive rear garden measuring over 100ft, ideal for outdoor activities and presents potential for future extensions, subject to planning permissions. The front of the house features a paved driveway, offering ample off-road parking.



Schools:

Cowley St Laurence CoFe Primary School 0.1 miles
Rabbsfarm Primary School 0.7 miles



Train:

West Drayton Station 1.1 miles
Uxbridge Station 1.5 miles
Iver Station 1.6 miles



Car:

M4, A40, M25, M40



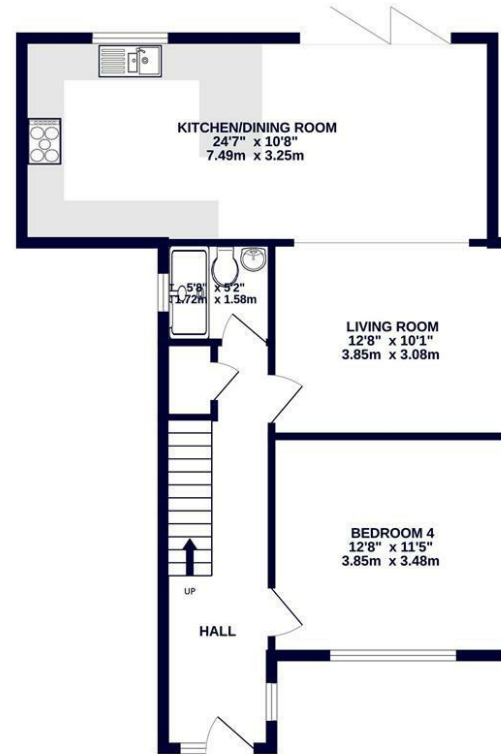
Council Tax Band:

D

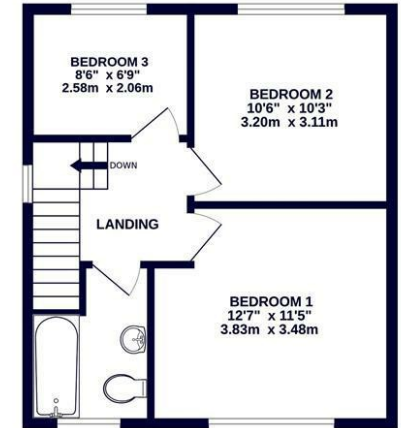
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1093 sq.ft. (101.5 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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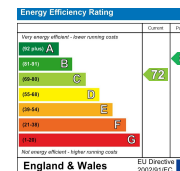
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