

# The Greenway

Uxbridge • Middlesex • UB8 2PJ

Guide Price: £675,000



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A four bedroom semi detached house on The Greenway presenting a fantastic family home in a sought after location. Spanning approximately 1,502 sqft, the property features a spacious lounge, a fully fitted kitchen and a bright conservatory with views over the garden. Additional amenities include a downstairs cloakroom, four spacious bedrooms, study room, and off street parking with a driveway leading to the garage. Located within walking distance of Uxbridge Underground Station and Brunel University, this home is ideally situated near well-regarded schools and local amenities.

Four bedroom semi-detached home

Spacious entrance hall

Garage and driveway

Electric car (EV) charging point

Family bathroom & additional ground floor cloakroom

Large kitchen with access into garden

Bright and airy conservatory

Large garden to rear

- Close to Uxbridge town center, Brunel University, and transport links

Substantial sized loft space

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 Greenway is a sought after location within walking distance of Brunel University and Uxbridge town centre and all its amenities, including The Chimes and Pavilions shopping malls, a number of highly regarded restaurants and bars, along with its metropolitan/Piccadilly line station. There are a number of well regarded schools in the area, such as Uxbridge High, Bishopshalt, Whitehall and Hermitage. The M25/M40 and A40 with their direct links to London and the home counties are just a short drive away.

### Property

Upon entering this attractive home you are welcomed by a spacious entrance hall with access to all ground floor rooms including the study/office, garage, cloakroom, living room and kitchen. There is a fitted kitchen with ample worktop and benefits plenty of storage space. There is space for all white goods a gas hob with filter hood. To the rear there is a lounge leading to the conservatory, providing additional living space with garden views. To the first floor there is a large landing leading you to the three double bedrooms and fourth single bedroom. Bedrooms one and three benefit from built in wardrobes. Finishing upstairs is the modern four piece family bathroom.

### Outside

To the front of the property there is a brick paved driveway with space for several vehicles and there is the added benefit of an Electric car (EV) charging point. There is secure garage with a grey panel door for additional parking or storage. To the rear there is a well maintained lawn area and decking space with garden furniture, ideal for entertaining. The garden is enclosed by fencing for privacy along with a range of plants and trees for a green aesthetic.





### Schools:

Whitehall Infant and Junior School 0.4 miles  
 Uxbridge High School 0.2 miles  
 St Mary's Catholic Primary School 0.8 miles



### Train:

Uxbridge 0.9 miles  
 Hillingdon 2.5 miles  
 West Drayton 1.8 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 864 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR  
 638 sq.ft. (59.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1502 sq.ft. (139.5 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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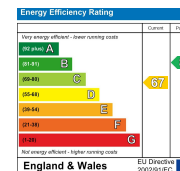
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