

# Church Road

Uxbridge • Middlesex • UB8 3NB  
Guide Price: £550,000



coopers  
est 1986

# Church Road

**Uxbridge • Middlesex • UB8 3NB**

Offered to the market is this superb Grade II listed traditional home. This home offers an abundance of traditional features and was built in 1823. The property provides untold elegance with modern comfort. The property briefly compromise's from a beautifully landscaped private rear garden, two sizable bedrooms along with two bathrooms. A spacious living room with views to both the front and rear gardens along with a fitted kitchen at the rear of this charming home.

Grade II Listed historic building

Two sizable bedrooms

Landscaped rear garden

Secluded location

Ample off street parking

Private cellar

Fantastically presented throughout

Nearby to vast transport links

Walking distance to numerous amenities

Closeby to highly regarded schools

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 this beautifully presented home you are welcomed by a light and airy entrance hallway with an ample storage to your left hand side, proceeding to the left just off the hallway is the downstairs bedroom with the added luxury of an en-suite bathroom along with a built in wardrobe. The rear of the property on the left hand is the fully fitted kitchen, the real heart of the home, the kitchen offers an abundance of storage space along with ample worktop space with further capacity for a dining table whilst being surrounded with views of the landscaped rear garden along with access. To the right hand side of the hallway is the sizable reception room spanning over 16ft wide with the addition of a lovely bay window at the rear again facing the garden. Proceeding upstairs you have the family bathroom along with the sizable master bedroom benefiting from built in wardrobes and the luxury of an additional room accessed via the master bedroom offer versatile space for a nursery/office/dressing room.

### Outside

The property is situated just off Church Road accessed via a shared driveway, the driveway leads to off street parking for up to 5 cars allowing ample space for guests and residents alike. The private landscaped rear garden really allows for outdoor entertaining throughout the summer months and also allows for a keen green fingered gardener to maintain the beautiful space. The rear garden can be accessed via both the kitchen along with the side access direct from the front to rear of the property making for easy access. The added bonus is the cellar accessed via the rear garden again honing in on the traditional features throughout this Grade II Listed building.

### Location

Church Road is a sought after residential location, ideally situated for easy access to Brunel University, Hillingdon Hospital, and Uxbridge town centre, which offers a wide range of shops, restaurants, bars, and excellent transport links including the Metropolitan and Piccadilly line station. The A40/M40 and M4 are just a short drive away, providing convenient connections to London, Heathrow, Stockley Park, and the Home Counties.



### Schools:

Cowley St Laurence CofE Primary School 0.3 miles  
 Whitehall Primary School 1.1 miles  
 Bishopshalt School 0.7 miles



### Train:

Uxbridge 1.2 miles  
 West Drayton 1.3 miles  
 Iver 2.0 miles



### Car:

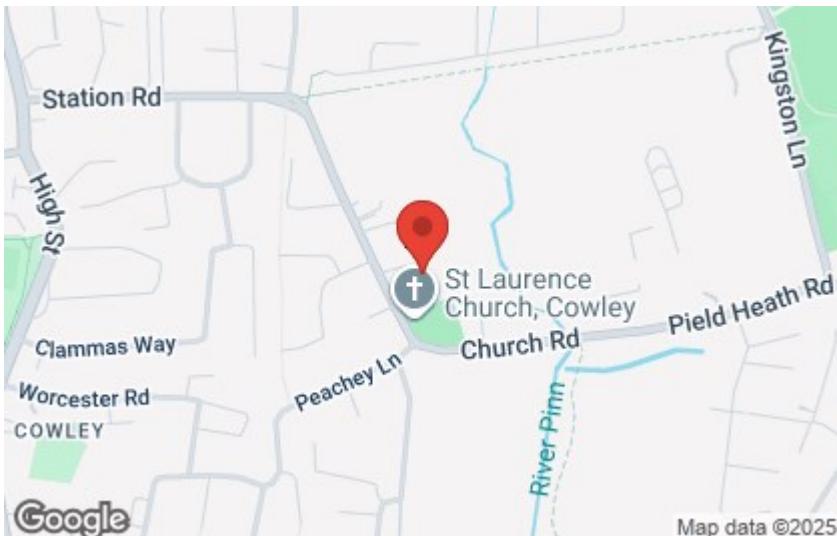
M4, A40, M25, M40



### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



**coopers**  
est 1986

01895 257 566

1 Vine Street, Uxbridge,  
 Middlesex, UB8 1QE  
 us@coopersresidential.co.uk

[CoopersResidential.co.uk](http://CoopersResidential.co.uk)

CELLAR

0118 347 7000 (option 1)

GROUND FLOOR

0118 347 7000 (option 2)

1ST FLOOR

0118 347 7000 (option 3)

CELLAR: 7'0" x 4'7" 2.13m x 1.42m

KITCHEN

14'9" x 9'1" 4.49m x 2.76m

HALL

RECEPTION ROOM

10'7" x 12'4" 3.22m x 3.78m

UP

BEDROOM

9'1" x 7'2" 2.78m x 2.20m

BEDROOM

13'2" x 8'4" 4.02m x 2.53m

LANDING

DOWN

**coopers**  
est 1986

TOTAL FLOOR AREA : 1119 sq.ft. (104.0 sq.m.) approx.

Whilst every care has been made to ensure the accuracy of the information contained in these, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 is given as to their operability or efficiency can be given.

Made with Meriton ©2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	More energy efficient - lower running costs		
A	A	78	78
B	B	55	55
C	C	55	55
D	D	55	55
E	E	55	55
F	F	55	55
G	G	55	55
More energy efficient - higher running costs			
EU Directive 2002/91/EC			

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.