

Church Road

Uxbridge • Middlesex • UB8 3NB

Guide Price: £550,000



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est 1986

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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:

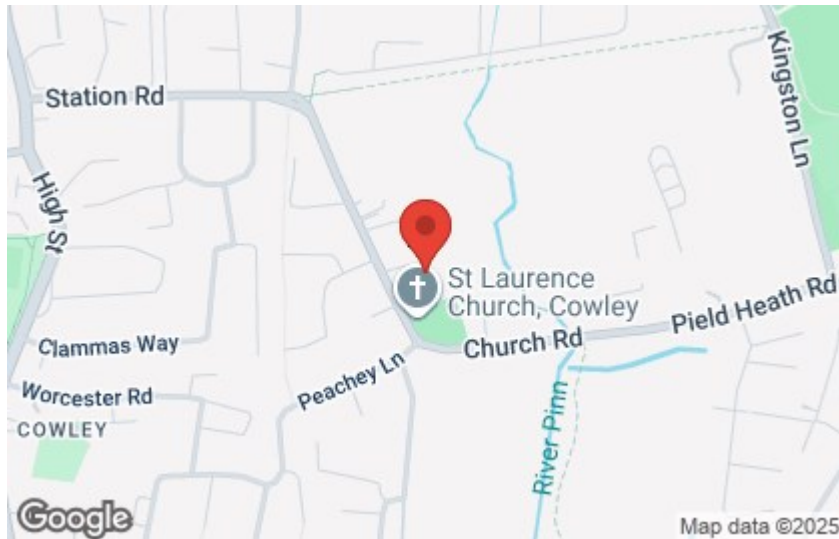
M4, A40, M25, M40



Council Tax Band:

F

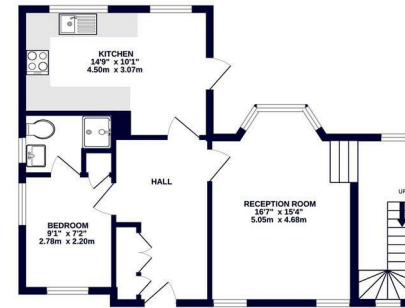
(Distances are straight line measurements from centre of postcode)



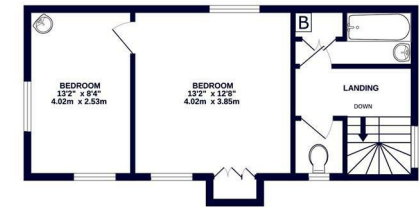
CELLAR
7'4" x 4'5"
2.2m x 1.37m



GROUND FLOOR
16'7\"/>



1ST FLOOR
16'10\"/>



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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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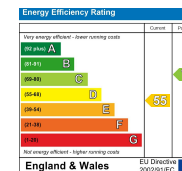
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