

# Walford Road

Uxbridge • Middlesex • UB8 2NG

Guide Price: £680,000



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A beautifully renovated and stylishly extended four bedroom detached family home, offering spacious contemporary living space in a prime residential location. Located within easy reach of Uxbridge town centre, local schools, and transport links, this modern family home is ideal for buyers seeking quality, space, and comfort with nothing left to do but move in.

Semi detached chalet bungalow

Fully renovated throughout

No onward chain

Four bedrooms

Two bathrooms

Driveway providing off street parking

Open plan kitchen diner

Integrated appliances

Large landscaped garden

Uxbridge Station close by

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 the property, you are welcomed by a generous hallway, with two well-proportioned ground floor bedrooms located to the right. Further along, the hallway opens into a stunning open-plan kitchen, dining, and living area. This beautifully designed space boasts integrated appliances, ample worktop surfaces, and plenty of kitchen storage. Large bi-folding doors flood the room with natural light, creating a bright and airy atmosphere. Upstairs, you'll find two additional spacious bedrooms and an additional bathroom offering flexibility and comfort throughout.

### Location

Walford Road is conveniently located just a short distance from Uxbridge Town Centre, offering easy access to a wide range of amenities including The Chimes and The Pavilions shopping centres, a variety of popular restaurants and bars, and the Metropolitan and Piccadilly line underground station. Brunel University, Hillingdon Hospital, and several well regarded schools are also close by. The area is well served by excellent transport links, with access to the Elizabeth line, Central line, and mainline rail services. The M25, M40, and A40 provide direct routes into London and across the Home Counties, while Heathrow Airport is easily accessible by both car and public transport.

### Outside

To the front of the property is a small garden, with side access leading to a private, back garden which is ideal for both entertaining and quiet relaxation.



### Schools:

Whitehall Infant and Junior Schools 0.1 miles  
 St Mary's Catholic Primary School 0.4 miles  
 John Locke Academy 0.7 miles



### Train:

Uxbridge Station 0.5 miles  
 Hillingdon Station 1.6 miles  
 West Drayton Station 2.0 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

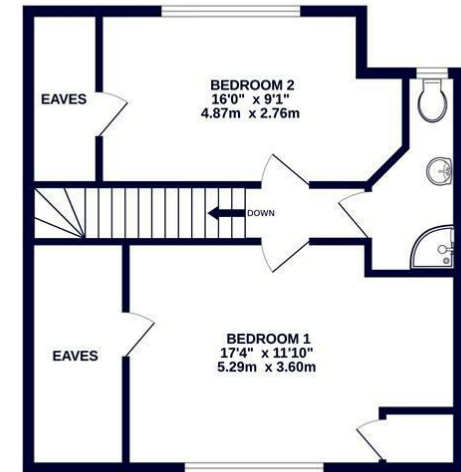
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 809 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR  
 518 sq.ft. (48.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1327 sq.ft. (123.3 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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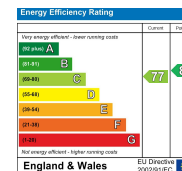
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01895 257 566

1 Vine Street, Uxbridge,  
 Middlesex, UB8 1QE

us@coopersresidential.co.uk

CoopersResidential.co.uk



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