

Orchard Drive

Uxbridge • Middlesex • UB8 3AE

Guide Price: £700,000



coopers
est 1986

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PUBLIC NOTICE – The vendor has been in receipt of an offer of £675,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts. A spacious four bedroom detached family home set on a generous plot in a sought after residential location in Uxbridge. Situated on Orchard Drive, this property offers fantastic potential for modernisation and extension (STPP), making it an excellent opportunity for families and investors alike. The property features a private driveway providing off-street parking, along with access to the garage. To the rear, there is a generously sized garden, offering a blank canvas for landscaping.

This property is conveniently located within close proximity to local schools, shops, and transport links. Uxbridge Town Centre, Uxbridge Underground Station (Metropolitan & Piccadilly Lines) and West Drayton Station (Elizabeth Line) is close by.

Detached family home

Four bedrooms

Integral garage

Driveway providing off-street parking

Scope to extend (STPP)

Sought-after residential location

Walking distance to schools, shops, and transport links

No onward chain

Uxbridge town centre close by

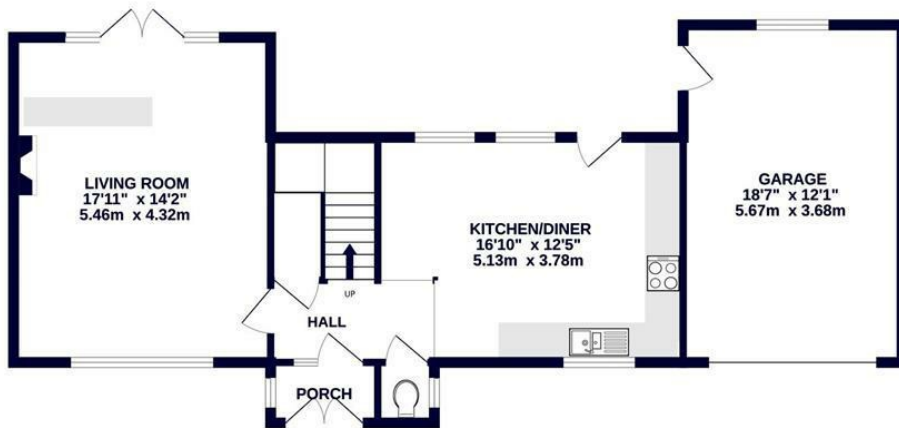
Elizabeth Line connections

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.





GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



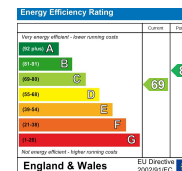
TOTAL FLOOR AREA : 1454 sq.ft. (135.1 sq.m.) approx.

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

CoopersResidential.co.uk



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.