

Newtown Road

Uxbridge • • UB9 4BD
Guide Price: £465,000



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This beautifully renovated two bedroom, end of terrace home, offers a bright and contemporary living space arranged over two floors. The ground floor features a spacious open-plan living/dining area, a modern fitted kitchen with integrated appliances and skylight with direct access to a well-maintained private garden complete with a patio, perfect for outdoor entertaining. Upstairs, you'll find two well-proportioned bedrooms and a stylish four piece family bathroom. Located in a desirable residential road and with the fantastic benefit of permitted planning permission for a loft conversion, this presents excellent potential to expand for a growing family.

No chain

Newly renovated & extended

End of terrace residence

Two spacious bedrooms

664 sq.ft

Four piece family bathroom & W.C

Stunning garden with patio area

Driveway for multiple cars

Sought after residential road

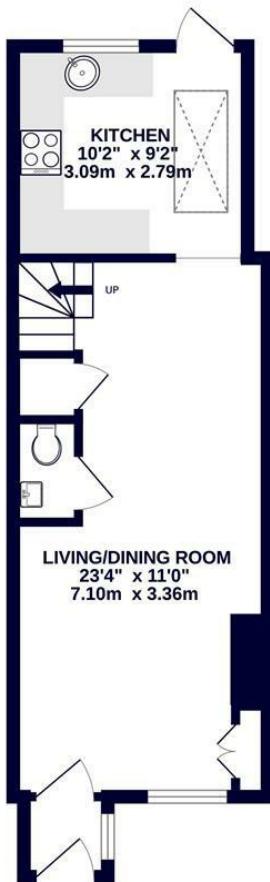
Approved planning permission for a loft conversion

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.

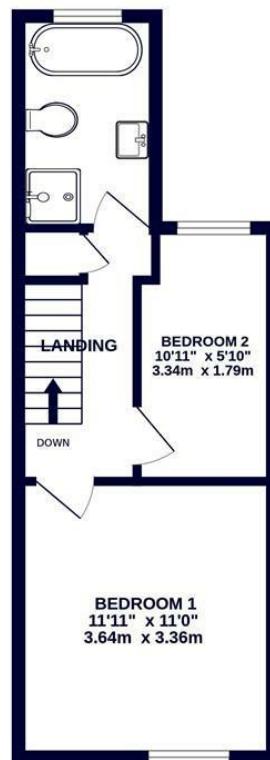




GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.
Whilst every endeavour is made to ensure the accuracy of the floor plans, measurements, descriptions, floor areas and any other items are approximate only. 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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
99.99% A	
99.49% B	
99.00% C	
98.51% D	86
98.02% E	59
97.53% F	
97.04% G	
All 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.