



Chadwick Gardens, Uxbridge, UB8 1GU
£315,000

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- Two Bedroom
- Second Floor Apartment
- Walking Distance to Uxbridge Town Centre
- Stunning Views
- Located in a Highly Desirable Area
- Two Bathrooms
- Allocated Parking
- Modern, Bright & Spacious
- Excellent Transport Links & Nearby Schools
- EPC Rating - B

Description

Perfect for first time buyers this well presented apartment comprises of a welcoming entrance and a storage cupboard, a family bathroom, two double bedrooms (master with ensuite), a light filled reception room which is south facing, modern fitted kitchen and a Juliet balcony.

Benefits of the development include entry phone system, well maintained communal gardens, bin stores and allocated parking spaces for residents.

Situation

Laurel Court, Chadwick Gardens located in the prime location in Uxbridge. There are well regarded schools in close proximity including Uxbridge High school and Hermitage Primary School.

Recreational facilities also nearby such as Hillingdon Golf Club, Court Park, The Common, St Andrews Park, Uxbridge Cricket Club and the Hillingdon sports and leisure complex. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is approximately half a mile away along with the A40 giving access to London and the Home Counties.



Laurel Court, Chadwick Gardens, Uxbridge, UB8
Approximate Area = 657 sq ft / 61.0 sq m
For identification only - Not to scale

CH = Ceiling Height

Second Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024.
Produced for Allday & Miller.

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A map of the Honeycroft Hill area in Uxbridge. A green pin marks the location of the Honeycroft Hill Community Centre. To the north is Hillingdon Athletics Stadium, and to the west is Uxbridge College. The map shows the B483 road running vertically, with W Common Rd to the northwest and Montague Rd to the southwest. The River Pinn flows through the area, with Honey Hill to the east. Dowding Park is located to the south. The Google logo and 'Map data ©2025' are visible at the bottom.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		82	82	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			

🏠 www.alldayandmiller.co.uk
192 High Street, Uxbridge, Middlesex, UB8 1LB
T: 01895 641 000 | E: sales@alldayandmiller.co.uk
T: 01895 379 549 | E: lettings@alldayandmiller.co.uk