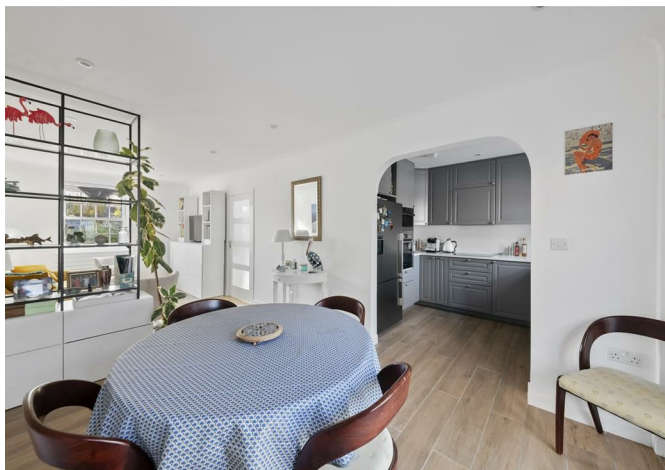


ALLDAY  
& MILLER

Culvert Lane, Uxbridge, UB8 2XB  
£675,000

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## Culvert Lane, Uxbridge, UB8 2XB

**£675,000**

- Three Bedroom Detached
- Master Bedroom with En Suite
- Walking Distance to Uxbridge Town & Station
- Off Street Parking
- Ground Floor Cloakroom
- Garage Via Own Driveway
- Renovated To High Specifications Throughout
- Stunning Canal Side Property
- Nearby to Highly Regarded Schools
- No Upper Chain



## Description

This exceptional detached property is presented to the market in immaculate condition, newly renovated throughout and well maintained by the current owners. The welcoming entrance with a cloak room, a light filled open plan reception/dining room with patio doors proving access to the rear garden , a downstairs WC and brand new fully fitted kitchen to complete the ground floor.

The first floor boasts three bedrooms with the master benefitting from a stylish ensuite and a modern family bathroom.

At front of the property there is off street parking for two vehicles and access to the garage.

The rear enjoys a private garden with a decking area, ideal for dining and entertainment.

## Situation

Culvert Lane is located just over 0.6 miles from Uxbridge town centre with its vast array of shopping facilities, restaurants, bars, coffee shops, gyms and a cinema. The metropolitan and Piccadilly line from Uxbridge station giving links to central London and the surrounding. The property also has easy access to Brunel university and Hillingdon hospital. The A40/M40 and M4 are also just a short drive away. Highly regarded schools include Whitehall Junior School and Uxbridge High School.





## Culvert Lane, Uxbridge, UB8

Approximate Area = 900 sq ft / 83.6 sq m

Garage = 211 sq ft / 19.6 sq m

Total = 1111 sq ft / 103.2 sq m

(Excluding Shed)

For identification only - Not to scale

Ground Floor plan details:

- Garden: 13.57 x 5.06 (44'6" x 16'7")
- Garage: 5.60 x 3.48 (18'4" x 11'5" approx)
- Shed
- Kitchen: 2.97 x 2.31 (9'9" x 7'7")
- Reception / Dining Room: 7.61 x 3.00 (25'0" x 9'10")
- Bathroom
- Staircase: Up
- Side Garden: 6.30 x 6.04 (20'8" x 19'10")

### Ground 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.

First Floor plan details:

- Bedroom 1: 3.63 x 2.95 (11'11" x 9'8")
- Bedroom 2: 3.25 x 2.87 (10'8" x 9'5")
- Bedroom 3: 2.44 x 2.13 (8'0" x 7'0")
- Bathroom
- Staircase: Dn

### First Floor

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estate agents

## A map of the Uxbridge Moor area. The River Colne flows through the center. To the north is Rockingham Recreation Ground. A green pin marks the location of Uxbridge Moor. Roads shown include A4007, St John's Rd, Waterloo Rd, Cowley Rd, Bridge Rd, Austin Way, and Cowley Mill Rd. Uxbridge Masjid is marked with a mosque icon. The Google logo and 'Map data ©2025' are at the bottom.

| Energy Efficiency Rating   |         | Environmental Impact (CO <sub>2</sub> ) Rating |    |  |           |  |  |
|--|---------|--|----|--|-----------|--|--|
|  | Current | Potential                                      |    | Current  | Potential |  |  |
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |         | 76   | 87 | <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |           |  |  |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>   |         |  |    | <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>   |           |  |  |

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