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New Peachey Lane, Uxbridge, UB8 3SU
£550,000

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- Three Bedroom Semi Detached
- Potential to Extend (Subject to Planning)
- Two Reception Rooms
- Well Presented Throughout
- Short Drive to M40/M25/M4
- Garage Via Own Driveway
- Additional Off Street Parking
- Nearby to Highly Regarded Schools
- Sleek Bathroom
- Within Easy Reach OF Elizabeth Line at West Drayton

Description

This delightful home offers a perfect blend of comfort and functionality, making it an ideal family home. The property features two inviting reception rooms that provide ample space for relaxation. The first reception room welcomes you with warmth, while the second reception room serves as a versatile dining area. A fitted kitchen completes this floor.

Rising to the first floor, you will find three bedrooms and a modern bathroom.

Outside, the property boasts a front drive that offers parking and access to a garage. The private rear garden, mainly laid to lawn with a patio area perfect for dining and entertainment.

Situation

New Peachey Lane is conveniently situated just off Cowley High Street, ideally located between West Drayton High Street and Uxbridge town centre. With direct bus routes into Uxbridge, residents enjoy easy access to a wide range of amenities, including two shopping centres, a cinema complex, and an array of cafes, bars, and restaurants. Uxbridge Underground Station, located in the town centre, is served by both the Piccadilly and Metropolitan lines. In the opposite direction, less than two miles away, West Drayton Station offers overground services to London, including the Elizabeth Line, providing direct access to central London in just over 30 minutes.



New Peachy Lane, UB8

Approximate Area (Including Garage) = 1149 sq ft / 106.7 sq m
Shed = 112 sq ft / 10.4 sq m
Total = 1261 sq ft / 117.1 sq m
For identification only - Not to scale

Ground Floor

Shed
3.23 x 3.19
10'7" x 10'6"

Garden
10.70 x 9.17
35'1" x 30'1"

Kitchen
3.20 x 3.20
10'6" x 10'6"

Reception / Dining Room
5.47 max x 3.07 max
17'11" x 10'1"

Garage
4.74 x 3.20
15'7" x 10'6"

Reception Room
4.51 max x 3.62 max
14'10" x 11'11"

Up

12.21 x 7.36
40'1" x 24'2"

First Floor

Bedroom
3.08 max x 2.41 max
10'1" x 7'11"

Bedroom
3.10 x 2.90
10'2" x 9'6"

Bedroom
3.62 max x 2.90 max
11'11" x 9'6"

Down

Legend

Reduced headroom below 1.5m / 5'0"

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025.
Produced for Allday & Miller.

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estate agents

A map of Cowley, Massachusetts, showing the location of the Cowley Middle School building. The building is marked with a red pin on the corner of High St and Nine Elms Ave. The map includes labels for Worcester Rd, Cowley, Nine Elms Ave, High St, and Moorfield Rd. The Google logo and 'Map data ©2025' are visible at the bottom.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		Current Potential 80 67	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		Current Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC			

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