

Priory Avenue

Uxbridge • Middlesex • UB9 6AP

Asking Price: £675,000



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est 1986

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A well-presented family home offering a spacious living room, a bright kitchen/diner, a versatile family room, utility room, and a cloakroom on the ground floor. Upstairs features three generous bedrooms and a modern family bathroom, providing comfortable and flexible living throughout.

THREE DOUBLE BEDROOM

SEMI DETACHED

TWO RECEPTION ROOMS

MODERN KITCHEN

DOWNSTAIRS BATHROOM

OFF STREET PARKING FOR NUMEROUS CARS

NO CHAIN

LANDSCAPED REAR GARDENS

SOUGHT AFTER LOCATION IN SOUTH HAREFIELD

1269 SQ.FT

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.





LOCATION

Located on Priory Avenue, this three bedroom house is easily accessible to Harefield village and Denham Green's array of shops, amenities and transport connections. Denham station on the Chiltern Line into London or a short drive to local Metropolitan, Piccadilly or Central line stations at Uxbridge, Ickenham. For the motorist the A40/M25 is a short drive away providing access to London and the Home Counties. Priory Avenue is within easy reach for Harefield Academy.

DESCRIPTION

This charming family home offers well-balanced living and bedroom space across two floors. The ground floor features a welcoming hallway leading to a spacious living room with a front-facing bay window, a bright kitchen/diner perfect for everyday dining and entertaining, and a versatile family room ideal for home working, playroom use, or additional reception space. A separate utility room and downstairs cloakroom add practicality to the layout. Upstairs, the property boasts three generously sized bedrooms, all served by a modern family bathroom. The home benefits from a well-planned layout, offering plenty of natural light and flexible living areas ideal for modern family life.

OUTSIDE

The front of the property features a spacious pebbled garden offering off-street parking for multiple vehicles. To the rear, the garden is designed for low maintenance and enjoyment, with a large patio ideal for outdoor dining, an astroturf lawn providing year-round greenery, and a raised patio area at the far end, perfectly positioned to enjoy the sun throughout the day.



Schools:

Harefield Infant School 1.0 miles
 Harefield School 1.2 miles
 Denham Green E-ACT Primary Academy 1.1 miles



Train:

Denham Station 0.9 miles
 Denham Golf Club Station 1.7 miles
 West Ruislip Station 2.3 miles



Car:

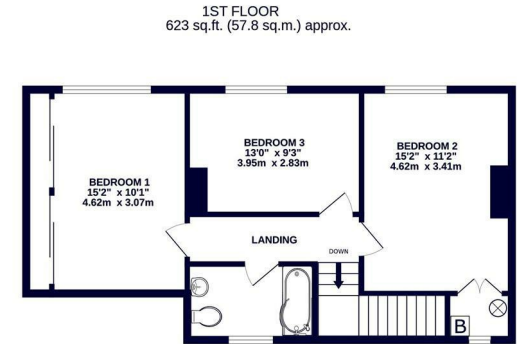
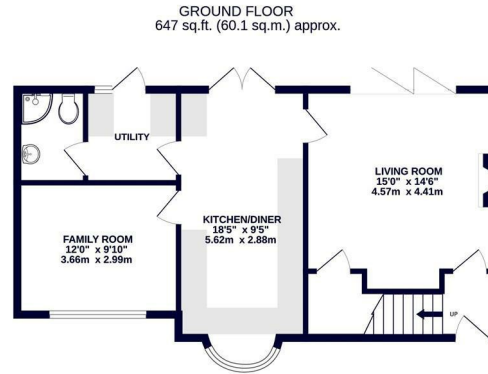
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 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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01895 625 625

**126-128 High Street, Ruislip,
 Middlesex, HA4 8LL**

ruislipsales@coopersresidential.co.uk

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (79-80)		
E (77-78)		
F (75-76)		
G (73-74)		
Not energy efficient - higher running costs		
England & Wales EPC 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.