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Brearley Close, Uxbridge, UB8 1JJ
£600,000

4 2 1 E



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£600,000

- Detached Home
- In Need Of Modernisation
- Garage Via Own Driveway
- No Chain
- Four Bedrooms
- Located Near Uxbridge Common
- Great Potential
- Two Bathrooms

Description

This well-proportioned four-bedroom home offers generous living accommodation arranged over two floors, making it ideal for family living.

The ground floor comprises a reception room, a separate family room providing additional living space, and a kitchen/dining room, a convenient downstairs WC completes the ground floor accommodation.

To the first floor, the property benefits from four bedrooms, including a master bedroom with its own ensuite shower room. A separate family bathroom serves the remaining bedrooms.

Externally, the property offers a front driveway providing off-road parking with access to the garage. To the rear, there is a private garden.

Situation

Brearley Close is a quiet residential cul-de-sac conveniently located in the heart of Uxbridge, offering excellent access to a wide range of amenities. Uxbridge Underground Station, served by the Metropolitan and Piccadilly lines, is within easy reach and provides direct connections into Central London, making the area ideal for commuters. The property is also well positioned for a number of local bus routes and offers straightforward access to the M40, M25 and A40, providing excellent road links to London, Heathrow Airport and the surrounding areas. Uxbridge town centre and High Street are just a short distance away and offer a wide variety of shops, restaurants, cafés and leisure facilities, including The Pavilions and intu Uxbridge shopping centres. The area is well served by a selection of well-regarded primary and secondary schools as well as Brunel University London.



Brearley Close, Uxbridge, UB8
Approximate Area = 1213 sq ft / 112.7 sq m
Garage = 140 sq ft / 13.0 sq m
Total = 1353 sq ft / 125.7 sq m
For identification only - Not to scale

Ground Floor

Reception Room
5.44 max x 3.08 max
17'10 x 10'1

Family Room
3.56 x 2.50
11'8 x 8'2

Kitchen / Dining Room
5.19 max x 4.03 max
17'0 x 13'3

Garage

Garden
13.56 x 10.54
44'6 x 34'7

First Floor

Bedroom
5.06 max x 2.82 max
16'7 x 9'3

Bedroom
6.63 max x 2.47 max
21'9 x 8'1

Bedroom
3.08 max x 3.04 max
10'1 x 10'0

Bedroom
2.22 x 2.01
7'3 x 6'7

Up

Dn

= 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 2026.
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Energy Efficiency Rating		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>			
		46	76

Environmental Impact (CO ₂) Rating		Current	Potential
<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>			

England & Wales		EU Directive 2002/91/EC	

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