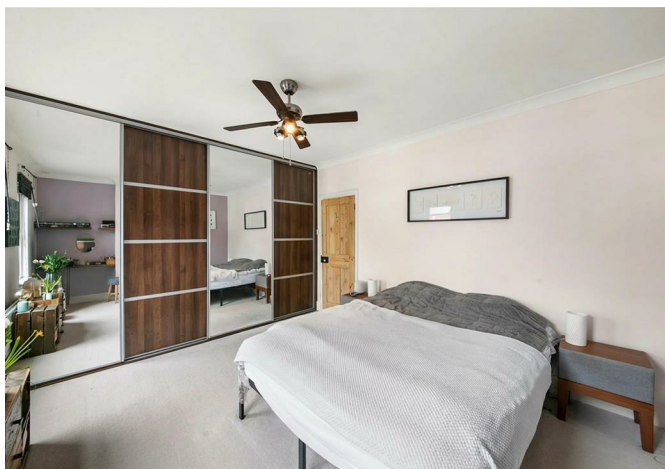
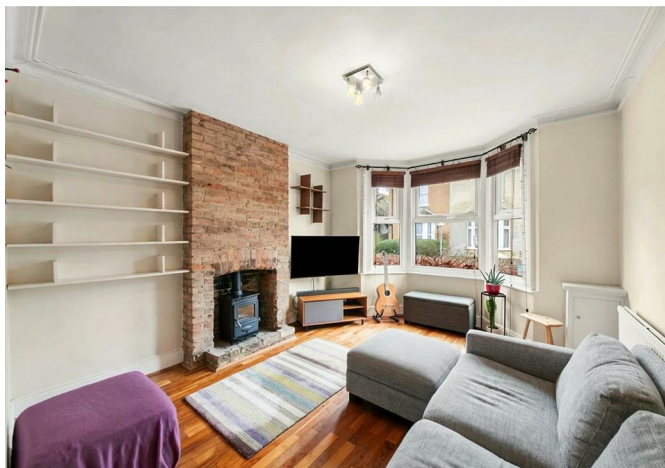


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Victoria Road, Uxbridge, UB8 2TW
£475,000





Victoria Road, Uxbridge, UB8 2TW

£475,000

- Two Double Bedrooms
- Uxbridge Town Centre Location
- Bathroom
- Scope to Extend STPP
- Quiet Cul De Sac
- Driveway Parking to Side
- Private Rear Garden
- Sought After Location
- EPC Rating - C
- Utility Room off Kitchen

Description

This well presented and thoughtfully maintained home offers bright, spacious accommodation.

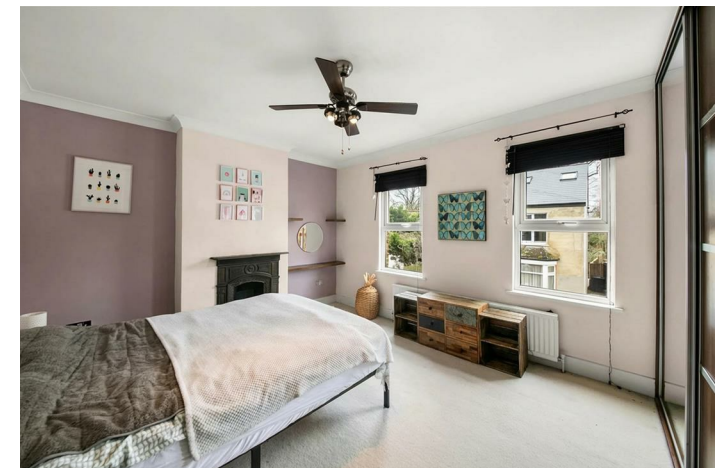
The ground floor features a spacious reception room, providing a welcoming and versatile living area perfect for relaxing, a fitted kitchen with ample storage and worktop space, complemented by a separate utility room offering additional practicality and convenience.

To the first floor are two well-proportioned bedrooms and a modern family bathroom.

Externally, the property boasts a private rear garden, creating the perfect setting for outdoor dining.

Situation

Victoria Road situated a short walk from the town centre with its multitude of shops, restaurants, bars, gyms and a cinema. Bus links and Uxbridge Metropolitan/Piccadilly line train station giving several links into Central London and the surrounding areas. There are a number of well-regarded local schools within close proximity including Hermitage primary school and Uxbridge High school. The A40/M40 and M4 are a short drive away offering access to London, Heathrow and the Home Counties.



Victoria Road, UB8
Approximate Area = 964 sq ft / 89.6 sq m
For identification only - Not to scale

Ground Floor

Utility
1.95 x 1.87
6'5 x 6'2

Kitchen
2.76 x 2.71
9'1 x 8'11

Reception / Dining Room
7.88 max x 3.70 max
25'10 x 12'2

Driveway
Extends To
2.85 x 9'4

Garden
Extends To
8.50 x 27'11

First Floor

Bedroom
3.61 max x 2.96 max
11'10 x 9'9

Bedroom
4.61 max x 3.50 max
15'1 x 11'6

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 2026. Produced for Allday & Miller.

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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>		69	80	<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				England & Wales EU Directive 2002/91/EC			

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