

St. Christopher Road

Uxbridge • Middlesex • UB8 3SG

Guide Price: £650,000



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A substantial five bedroom semi detached home with a valid HMO licence, offering an excellent turnkey investment opportunity. Arranged over three floors and extending to approximately 1,328 sq ft (123.4 sq m), the property is currently configured as a licensed House in Multiple Occupation. Situated on St. Christopher Road in Uxbridge, the property is conveniently located for Brunel University, Hillingdon Hospital, Uxbridge town centre, transport links and local amenities, ensuring continued demand.

Five bedroom semi-detached property

Licensed HMO

Spacious living room and separate dining room

Approximately 1,328 sq ft

Modern fitted kitchen with adjoining utility room

Private rear garden and front garden

Excellent location for Brunel University & Hillingdon Hospital

Renovated throughout

Ideal investment with strong long term rental appeal

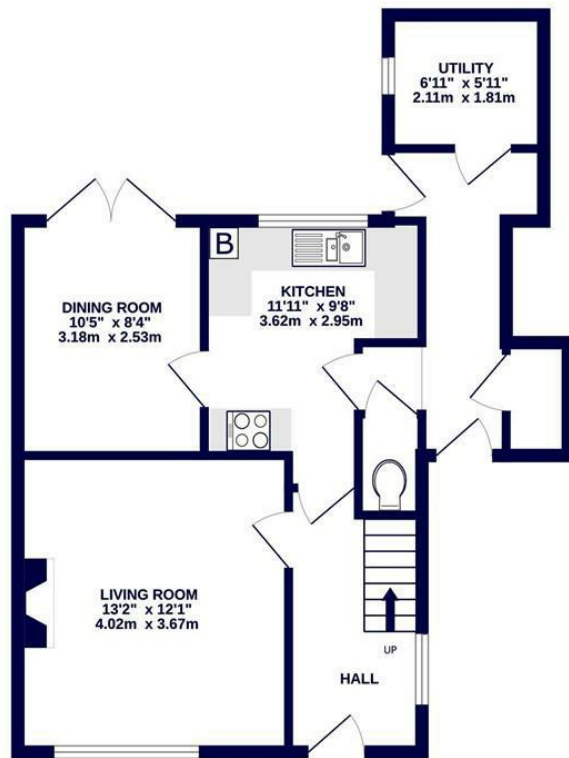
West Drayton Station (Elizabeth Line) close by

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.





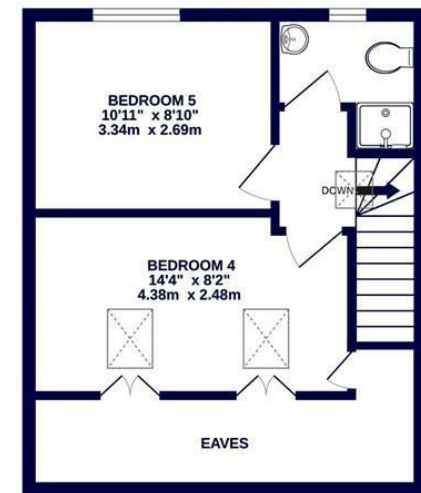
GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (101-120)		
A+ (81-100)		
A (61-80)		
B (41-60)		
C (21-40)		
D (1-20)		
Not energy efficient - higher running costs		
F (1-10)		
G (1-10)		
England & Wales EPC Standard 2020/01/01		

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.