

# Ivybridge Close

Uxbridge • Middlesex • UB8 3TT  
Guide Price: £599,000



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# Ivybridge Close

**Uxbridge • Middlesex • UB8 3TT**

Located in a desirable location, Ivybridge Close is an attractive three bedroom detached house offering comfortable living spaces, good sized garden and the convenience of a detached garage. This property is perfect for families or professionals seeking a peaceful yet accessible location, blending suburban tranquility with proximity to local services, schools, and transport links.

Detached home

Three bedrooms

Detached 19ft garage

Two bathrooms

No onward chain

Off street parking

Easy reach of Uxbridge Station and shopping facilities

EPC rating C

Highly regarded schools nearby

Cul de sac location

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 in a desirable cul-de-sac, Ivybridge Close is an attractive three-bedroom detached house that perfectly balances comfort and modern living. This charming property features spacious living areas, and the largest garden on the estate, making it ideal for families or professionals seeking a peaceful yet accessible location.

### Property

A three bedroom detached house offering generously proportioned rooms throughout whilst being situated on a quiet cul de sac in Hillingdon. The ground floor of the property comprises an entrance hall with doors leading to the 17ft reception room, 11ft kitchen and W/C. To the second floor there is a 12ft master bedroom with en-suite shower room, 11ft second bedroom, 7ft third bedroom and family bathroom.

### Outside

The front of the property has been paved whilst allowing access to the 19ft garage with valuable storage space and a parking space available in front. There is a private garden to the rear offering outdoor space for relaxation or entertaining.



### Schools:

St Andrew's CofE Primary School 0.5 miles  
 Whitehall Infant School 0.5 miles  
 Bishopshalt School 0.6 miles



### Train:

Uxbridge 0.8 miles  
 Hillingdon 1.6 miles  
 West Drayton 1.8 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
171 sq.ft. (15.9 sq.m.) approx.

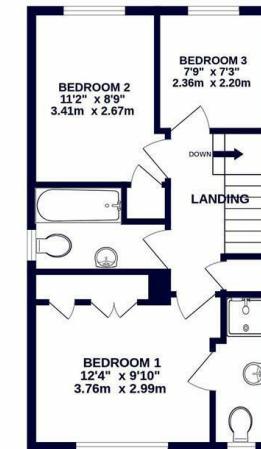
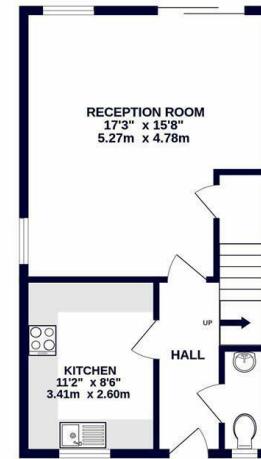
171 sq.ft. (15.9 sq.m.) approx.

GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.

447 sq.ft. (41.5 sq.m.) approx.

1ST FLOOR  
426 sq.ft. (39.5 sq.m.) approx.

426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained in these particulars, we do not warrant its completeness or accuracy, nor do we accept responsibility 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 is given as to their operability or efficiency can be given.

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2019: A	85
2018: B	71
2017: C	65
2016: D	71
2015: E	65
2014: F	71
2013: G	65
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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.