

# New Peachey Lane

Uxbridge • Middlesex • UB8 3SU  
Guide Price: £565,000



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Offered to the market is this bright and spacious four double bedroom detached home spans 1,085 sq. ft. and is filled with natural light. It features a modern kitchen, two bathrooms, and an open-plan living and dining area with a flexible study space, ideal for home working. A ground floor bedroom adds versatility to suit a range of family needs. Outside, enjoy a secluded rear garden and a large paved driveway with ample off-street parking. With quick access to the M4, M40, and M25, this property combines comfort, convenience, and superb connectivity.

Detached home

Four double bedrooms

Two bathrooms

Modern Kitchen

Open plan living and dining area

Ample off street parking

Secluded rear garden

Walking distance to highly regarded schools

Close proximity to numerous amenities

Easy access to numerous transport links

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**

New Peachey Lane is conveniently situated just off Cowley High Street, ideally located between West Drayton High Street and Uxbridge town centre. With direct bus routes into Uxbridge, residents enjoy easy access to a wide range of amenities, including two shopping centres, a cinema complex, and an array of cafes, bars, and restaurants. Uxbridge Underground Station, located in the town centre, is served by both the Piccadilly and Metropolitan lines. In the opposite direction, less than two miles away, West Drayton Station offers overground services to London, including the Elizabeth Line, providing direct access to central London in just over 30 minutes.

### **Property**

This bright and spacious four double bedroom detached home offers 1,085 sq. ft. of thoughtfully designed living space, the property is filled with natural light throughout. Key features include a sleek modern kitchen, a large family bathroom and further downstairs W/C, and an open-plan living and dining area with direct access to the private garden that seamlessly extends into a flexible study space —perfect for home working. One of the four bedrooms is conveniently located on the ground floor, adding to the home's versatility and making it ideal for a variety of family needs. Upstairs comprises of the three sizable bedrooms with the added luxury of in-built wardrobes in all three bedrooms along with the family bathroom.

### **Outside**

Outside, this charming home features a private, secluded rear garden perfect for relaxing or entertaining, alongside a spacious paved driveway offering ample off-street parking. Ideally positioned with swift access to the M4, M40, and M25, it effortlessly blends peaceful living with outstanding connectivity, making it an ideal choice for commuters and families alike.



### Schools:

St Laurence CofE Primary School 0.1 Miles  
Colham Manor Primary School 0.9 Miles  
Whitehall Junior School 1.0 Mile



### Train:

West Drayton Station 1.1 Miles  
Uxbridge Station 1.4 Miles  
Iver Station 1.7 Miles



### Car:

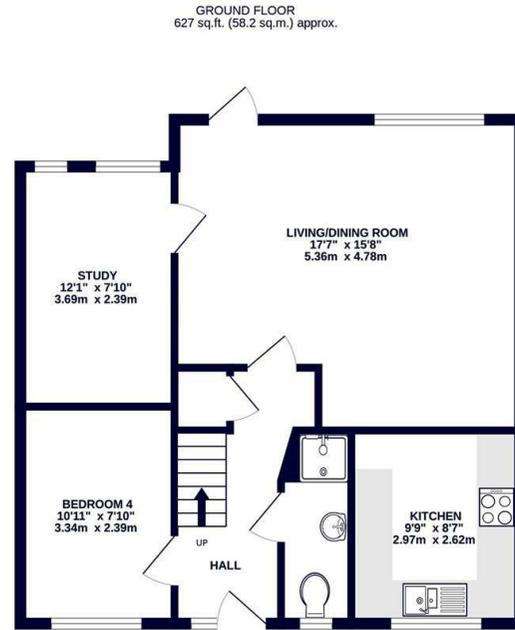
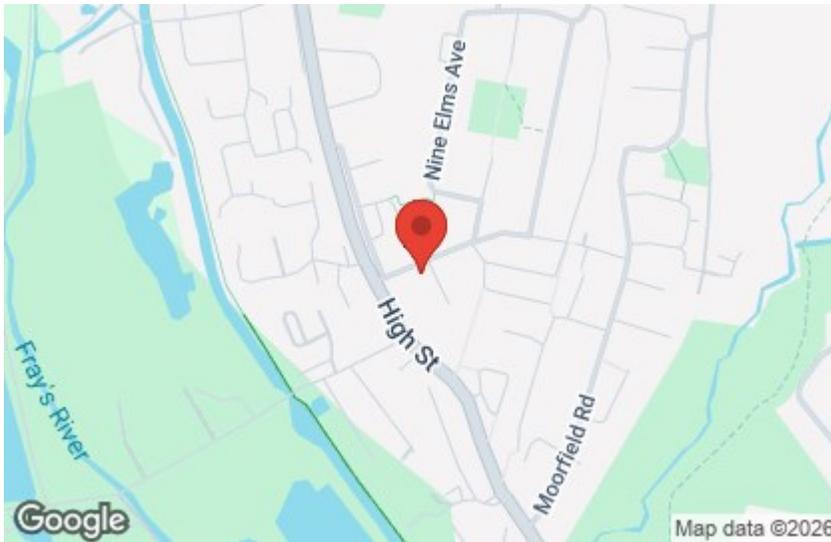
M4, A40, M25, M40



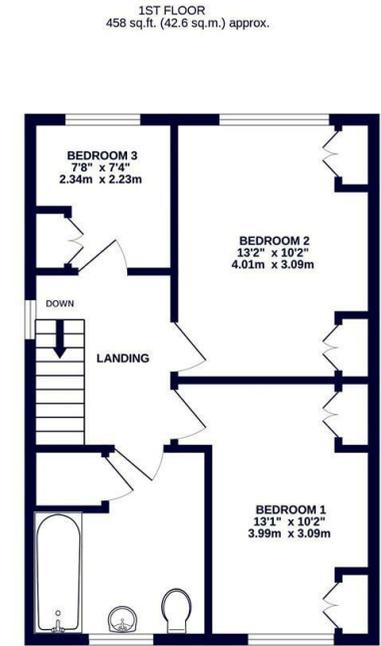
### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



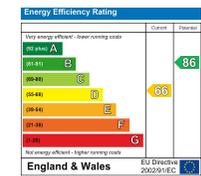
TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

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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