

# Fairfield Road

Uxbridge • Middlesex • UB8 1AZ  
Guide Price: £900,000



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An attractive four bedroom detached family home located on a bold corner plot in a well regarded road in North Uxbridge, within easy walking distance of Uxbridge town centre. The property has been extended to the rear and has huge scope to extend further, subject to usual consents.

Detached home on a large corner plot

PLANNING APPROVED FOR 6 APARTMENTS

Four double bedrooms

Two spacious reception rooms

Potential to extend (STPP)

Spacious rear and front gardens

Garage and driveway

Double glazed with gas central heating

Walking distance to Uxbridge Town Centre

Highly regarded schools nearby

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**

Fairfield Road is a sought after road in North Uxbridge, a short walk from the town centre with its multitude of shops, restaurants, bars, bus links and Uxbridge Metropolitan/Piccadilly line train station. There are a number of well-regarded local schools within close proximity including Hermitage primary school and the A40/M40 and M4 are a short drive away offering access to London, Heathrow and the Home Counties.

### **Property**

An attractive four bedroom detached family house situated in a well-regarded road. The accommodation comprises: spacious entrance hall, cloakroom, two good size reception rooms, 27ft kitchen/breakfast room, landing, four double bedrooms, family bathroom and a separate modern shower room.

### **Outside**

The property has a larger than average front garden that is mostly lawn with various shrubs and trees. There is a three car driveway leading to a single garage. The rear garden has a pleasant southerly aspect and has a large patio leading to an enclosed garden that is mainly laid to lawn.





### Schools:

Hermitage Primary School 0.2 miles  
John Locke Academy 0.5 miles  
Vyners School 0.8 miles



### Train:

Uxbridge 0.4 miles  
Hillingdon 1.2 miles  
Ickenham 1.7 miles



### Car:

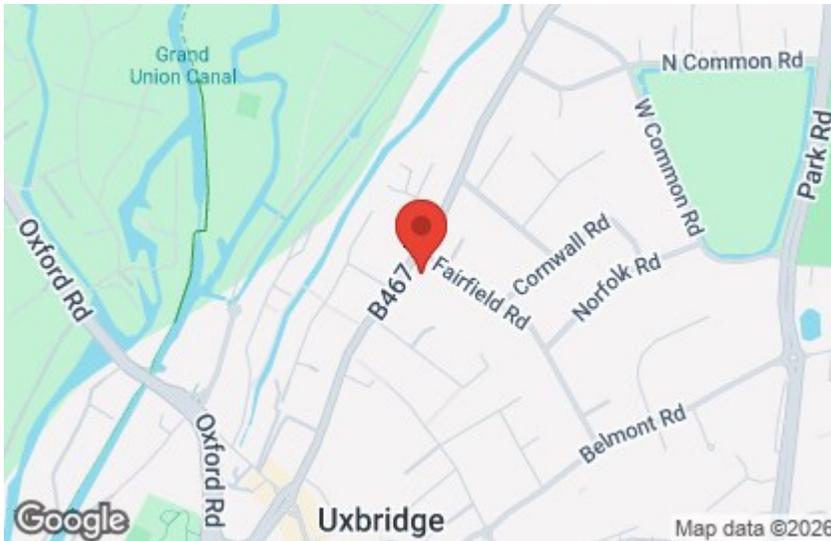
M4, A40, M25, M40



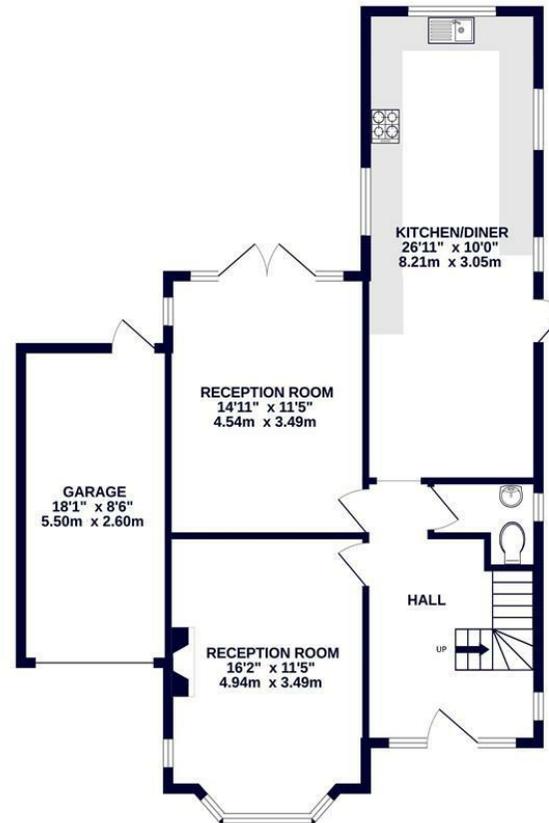
### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 1660 sq.ft. (154.2 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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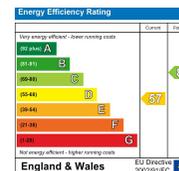


01895 257 566

1 Vine Street, Uxbridge,  
Middlesex, UB8 1QE

us@coopersresidential.co.uk

CoopersResidential.co.uk



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