

St. Christopher Road

Uxbridge • Middlesex • UB8 3SG

Guide Price: £425,000



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Offered to the market is this two bedroom semi detached home situated on a fantastic residential road in the heart of Uxbridge offering a blank canvas for a first time buyer looking to make their dream home or an investor looking for a project. The property benefits from two sizable bedrooms, a large through lounge, fitted kitchen, a family bathroom and a sizable rear garden with ample opportunity to extend (STPP). The property also benefits from no onward chain.

Two sizable bedrooms

Semi detached

Potential to extend (STPP)

Chain free

Fantastic opportunity for investors

Sizable rear garden

Fantastic location

Closeby to highly regarded schools

Walking distance to local 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.





Property

Upon entering this two bedroom semi detached home you are welcomed by a large entrance hallway, proceeding to the left hand side is the large through lounge which boasts a great space for a growing family. The through lounge benefits from numerous traditional features with the fireplace and wooden beams throughout along with direct access to the rear garden via the lounge. To the rear of the property on the left hand side is the sizable kitchen with ample storage along with an abundance of worktop space again with the added bonus of direct access to outdoor storage areas leading to the rear garden. Proceeding upstairs you have two fantastic size bedrooms both with the added luxury of built in wardrobes along with the fully fitted family bathroom. This home really does offer a blank canvas for a young family looking to make it their forever home.

Outside

This home benefits from ample on street parking for residents and visitors alike throughout the road and surrounding. The property benefits from a large front garden made up of beautiful mature shrubbery along with a patio area and walkway leading to the front entrance which could be made into a driveway subject to planning applications. The rear garden really offers a blank canvas for a growing family to create their ideal space and current compromises of a large patio area, great for entertaining guests, along with mature shrubbery surrounding the patio space. This home also has the added luxury of ample outdoor storage.

Location

St Christopher Road is a popular residential road situated within close proximity of a number of amenities. Uxbridge town centre is just under two miles away, with plentiful bars ,restaurants, gyms, two shopping centres, plus the Metropolitan and Piccadilly lines run from Uxbridge station. West Drayton high street and railway station is 0.7 miles away with direct train links into Paddington along with usage of the new Elizabeth Line, Brunel University, Hillingdon Hospital and Stockley Park are all within close proximity. The property is also within the catchment for St Matthew's primary school along with the added benefit of a newly built playground just a stones throw from the family home.



Schools:

Cowley St Laurence CofE Primary School 0.4 miles
 Whitehall Junior School 1.3 miles
 Bishopshalt Senior School 0.9 miles



Train:

West Drayton (Elizabeth Line) 0.8 miles
 Uxbridge 1.7 miles
 Iver 1.8 mile



Car:

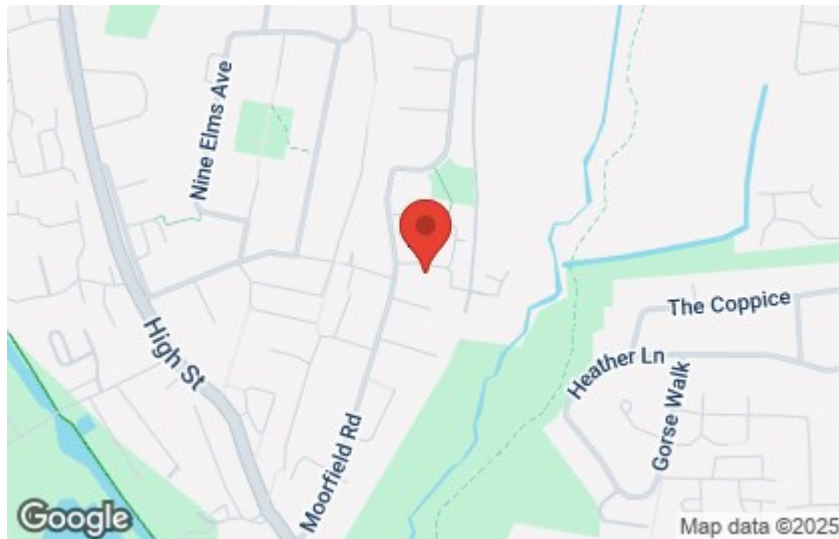
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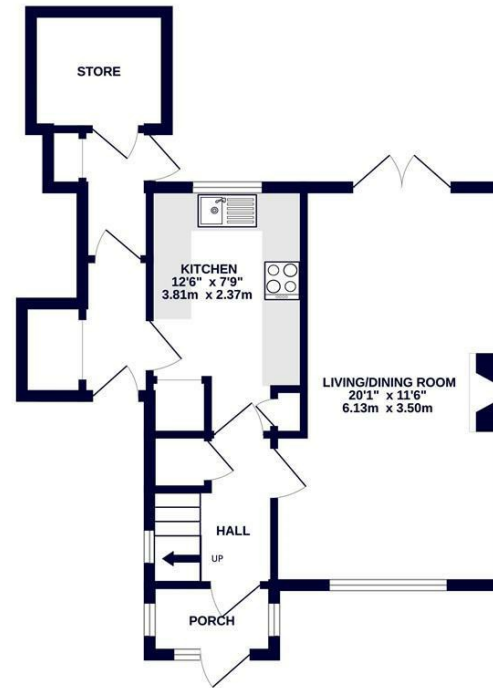
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
 361 sq.ft. (33.5 sq.m.) approx.



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TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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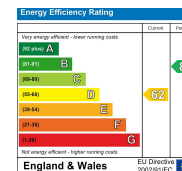
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