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Cherry Grove, Uxbridge, UB8 3ET
£490,000

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- Four Bedroom Semi Detached
- Downstairs Bedroom with En Suite
- Nearby to Highly Regarded Schools
- Potential to Extend (STTP)
- Short Drive to M40/M25/M4
- Two Bathrooms
- Off Street Parking
- Private Rear Garden
- Close to Local Amenities
- No Upper Chain

Description

This spacious property offers well-proportioned accommodation across two floors.

Upon entering, you are welcomed by a reception room, ideal for relaxing. The ground floor also features a generously sized bedroom complete with its own ensuite, a fitted kitchen, and a family bathroom, completing this level.

The first floor comprises three further bedrooms, each offering good proportions and natural light.

Externally, the property benefits from a front driveway providing off-road parking, as well as a private rear garden, ideal for outdoor use.

Situation

Cherry Grove is conveniently located within easy reach of Uxbridge Station, served by the Metropolitan and Piccadilly lines, offering direct links into Central London. The town centre is also nearby, providing a wide range of shops, restaurants, cafés, pubs, gyms, and a cinema. The property is within walking distance of well-regarded primary and secondary schools, including Rabbs Farm Primary School and Bishopshalt School. There are excellent local bus routes, along with access to Elizabeth Line services, Heathrow Airport, the M4, Hillingdon Hospital, and Brunel University. The area is particularly popular with families, benefitting from a selection of highly regarded schools nearby, including Rabbs Farm Primary School and Uxbridge High School.



Cherry Grove, UB8
Approximate Area = 898 sq ft / 83.4 sq m
For identification only - Not to scale

Ground Floor

Garden
22.50 x 7.49
73'10 x 24'7

Bedroom
5.85 max x
2.09 max
19'2 x 6'10

Kitchen
2.91 x 2.82
9'7 x 9'3

Reception Room
4.51 max x
3.72 max
14'10 x 12'2

7.49 x 6.49
24'7 x 21'4

First Floor

Bedroom
2.54 x 1.80
8'4 x 5'11

Bedroom
3.47 x 2.83
11'5 x 9'3

Bedroom
3.98 max x
3.70 max
13'1 x 12'2

Dn

Legend

Reduced headroom
below 1.5m / 5'0

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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estate agents

A map of the Hayes End Community Park (Recreation) area. The map shows several roads: Harlington Rd running diagonally from the top left to the bottom right; W Drayton Rd running horizontally across the middle; Kingsway running diagonally from the bottom left to the top right; Collingwood Rd running diagonally from the top left to the middle; Haig Rd running horizontally above W Drayton Rd; New Rd running vertically above W Drayton Rd; Green Ln running vertically to the right of W Drayton Rd; Corwell Ln running diagonally from the bottom left to the middle; York Ave running diagonally from the bottom right to the middle; and Bishops Rd running diagonally from the bottom right to the middle. A green location pin is placed on W Drayton Rd, just west of its intersection with Kingsway. Hayes End Community Park (Recreation) is shown as a large green area on the right side of the map. The Google logo is in the bottom left corner, and 'Map data ©2026 Google' is in the bottom right corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		86	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

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