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Derby Road, Uxbridge, UB8 2ND
£700,000

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- Four/Five Bedroom Detached Chalet Bungalow
- Open Plan Kitchen Diner
- 1399 Sq Ft / 130.0 Sq M
- Two Reception Rooms
- Nearby to Highly Regarded Schools
- Two Bathrooms
- High Specification Throughout
- Close to Uxbridge Town Centre
- Private Rear Garden
- Short Drive to M4/M25/M4

Description

The ground floor comprises a bright and welcoming reception room, a dining room, a sleek fitted kitchen overlooking the rear garden, a well-proportioned bedroom, and a modern family bathroom. The property also benefits from underfloor heating in the front corridors and air conditioning throughout the house.

To the first floor are three generously sized bedrooms, all served by a modern bathroom.

Externally, the property benefits from a private rear garden, providing an ideal space for outdoor dining and entertainment.

Situation

Situated on the sought-after Derby Road, this property enjoys an enviable location just a short walk from Uxbridge town centre, offering an excellent range of amenities including The Chimes and The Pavilions shopping centres, a wide selection of cafés, restaurants, bars and leisure facilities. The property is ideally positioned for families, with highly regarded schools nearby including Whitehall Infant School, Whitehall Junior School and Uxbridge High School. Uxbridge Underground Station (Metropolitan and Piccadilly Lines) is within easy walking distance, providing direct links into Central London, while the A40, M40 and M25 are all easily accessible, offering excellent road connections to Heathrow Airport, London and the surrounding Home Counties.



Derby Road, UB8
Approximate Area = 1399 sq ft / 130.0 sq m
(Excluding Eaves)
For identification only - Not to scale

Ground Floor

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.

First Floor

= Reduced headroom below 1.5m / 5'0"

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estate agents

Rockingham Recreation Ground

Hillingdon Rd

Cowley Rd

Whitehall Rd

Walford Rd

Chiltern View Rd

The Greenway

Uxbridge High School

Google

Map data ©2026

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>		73	82	<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 EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			

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