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& MILLER



St. Johns Road, Uxbridge, UB8 2UR  
£475,000

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**£475,000**

- Two Double Bedrooms
- Stunning Period Home
- Walking Distance to Piccadilly & Metropolitan Lines
- Off Street Parking
- Sought After Location
- Large Bathroom Suite
- Located in Uxbridge Town Centre
- Scope to Extend (STPP)
- Freehold
- Close to Highly Regarded Schools

## Description

This home offers comfortable, well-balanced accommodation throughout, making it an ideal purchase for first-time buyers or downsizers.

The ground floor features a bright and airy reception/dining room, creating a welcoming and versatile space perfect for both relaxing and entertaining. To the rear, the property benefits from a fitted kitchen.

Upstairs, the first floor comprises two well-proportioned bedrooms, both providing comfortable living space, along with a family bathroom completing the accommodation.

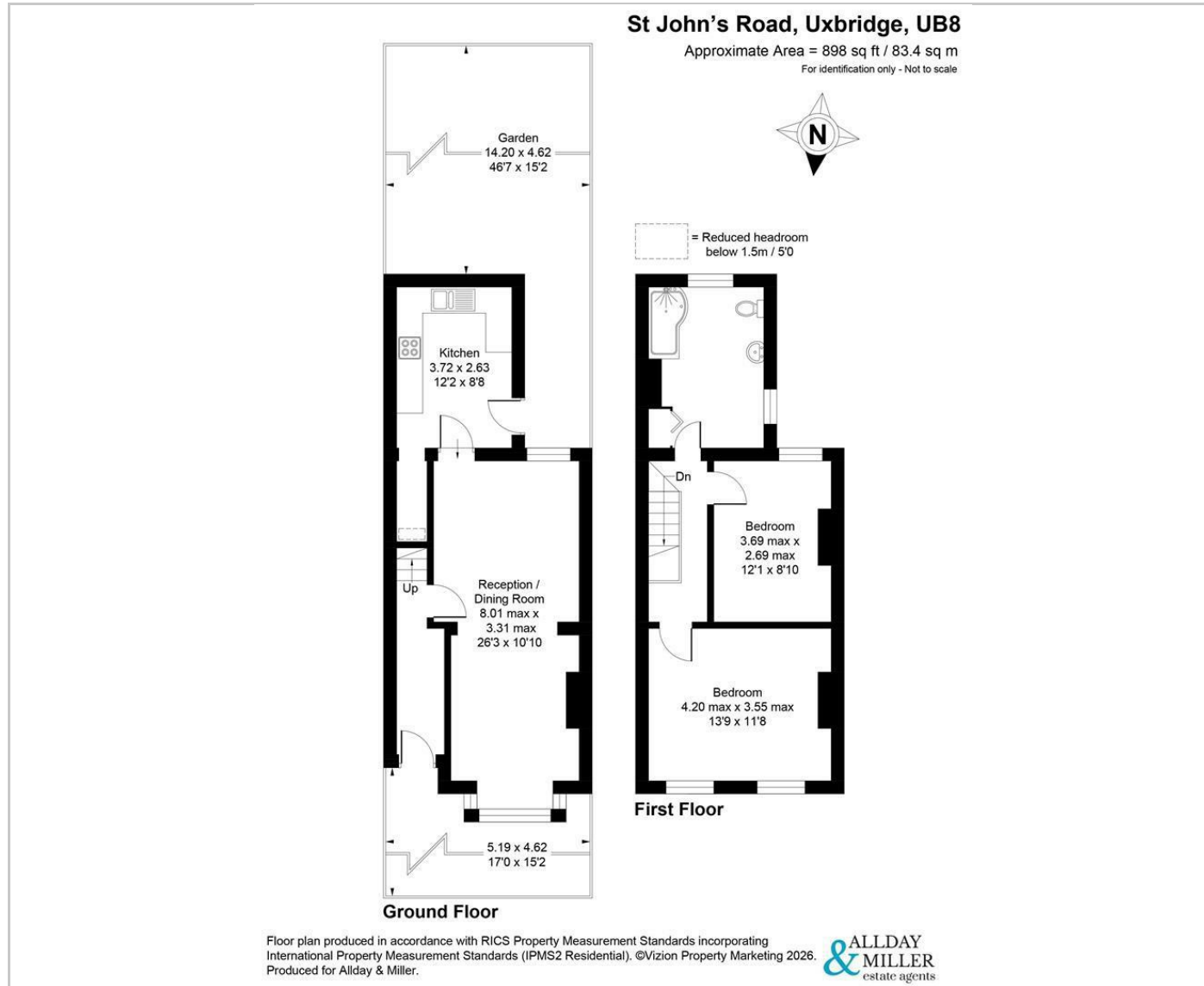
Externally, the property boasts a private rear garden.

## Situation

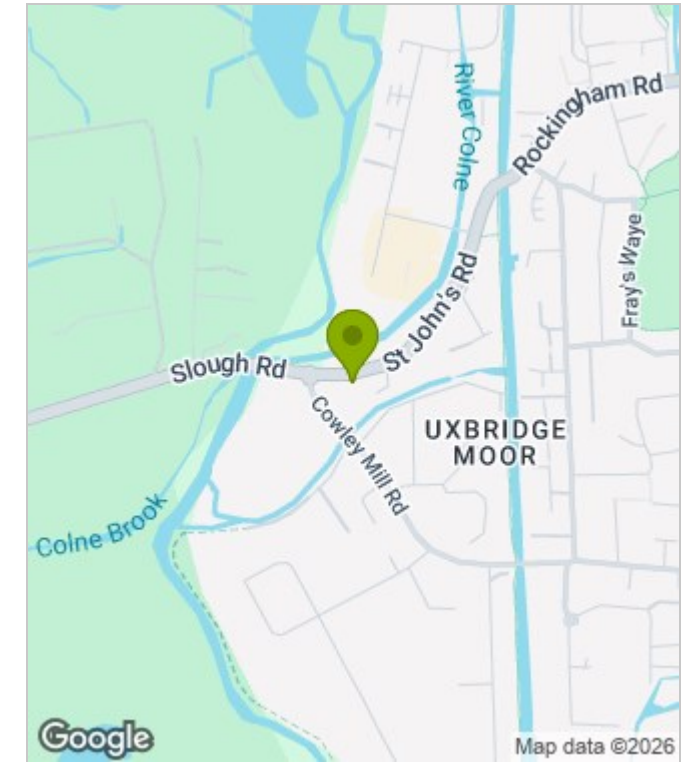
The property is within easy reach of Uxbridge Underground Station, providing Metropolitan and Piccadilly line services into Central London. Uxbridge town centre is just a short distance away and is home to The Chimes Shopping Centre and The Pavilions Shopping Centre, offering a wide range of high street retailers, supermarkets, restaurants, cafés and leisure facilities including a cinema. The area is also well served by reputable schools such as St Mary's Catholic Primary School, Whitehall Junior School and Vyners School, all within close proximity.



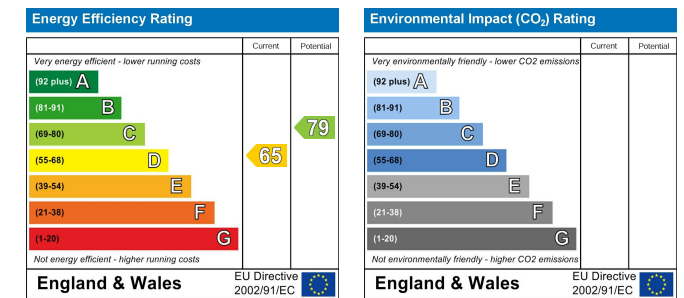
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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