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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

Up

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 area in London, showing a green location pin on W Drayton Rd. The map includes labels for roads such as Collingwood Rd, Harlington Rd, Haig Rd, New Rd, Green Ln, Kingsway, Corwell Ln, York Ave, and Bishops Rd. Hayes End Community Park (Recreation...) is also visible. The Google logo and "Map data ©2026 Google" are at the bottom.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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