

Culvert Lane

Uxbridge • Middlesex • UB8 2XB
Guide Price: £415,000



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Nestled on the charming Culvert Lane in Uxbridge, this delightful two-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Located just 0.6 miles from the bustling town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities, making it an ideal choice for those seeking a vibrant community atmosphere.

Upon entering the property, you will be greeted by an inviting living space that is perfect for relaxation and entertaining. The well-appointed kitchen boasts ample storage, ensuring that all your culinary needs are met with ease. This thoughtful design allows for a clutter-free environment, making cooking a pleasure.

Two double bedrooms

Mid terrace

Fantastic location

Potential to extend (STPP)

Chain free

Good condition throughout

Secluded rear garden

Closeby to highly regarded schools

Walking distance to local amenities

Easy access to A40 / M25

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 the property you are welcomed by a large open plan living dining area which offers a fantastic space for a growing family. The open plan living area offers versatile usages and is able to be configured in numerous different ways. Proceeding further to the rear is the kitchen space which houses ample worktop space and abundance of storage throughout whilst providing access to the rear garden. Concluding the downstairs is the downstairs bathroom at the rear of the property. Upstairs there are two fantastic size double bedrooms with the property being ready to move straight into whilst allowing the new owners to put their own stamp on their new home.

Outside

To the front is a lovely cottage style front garden along with ample on street parking along Culvert Lane. The rear garden is accessed via the kitchen. The private garden is a fantastic space for a growing family whilst allowing a brilliant space for outdoor entertaining throughout the summer months. A notable feature of the rear garden is that there is a right of access from the neighbouring property.

Location

The property is located just over 0.6 mile from Uxbridge town centre with its vast array of shopping facilities, restaurants, bars, bus links and tube station. The property also has easy access to Brunel university, Hillingdon Hospital and a selection of well-regarded schools. The A40/M40 and M4 are a short drive away, as are the popular Buckinghamshire country parks of Black Park and Langley Park.



Schools:

St Mary's Catholic Primary School 0.3 miles
 Whitehall Infant and Junior School 0.4 miles
 Uxbridge High School 0.7 miles



Train:

Uxbridge 0.6 miles
 Hillingdon 1.9 miles
 West Drayton 2.2 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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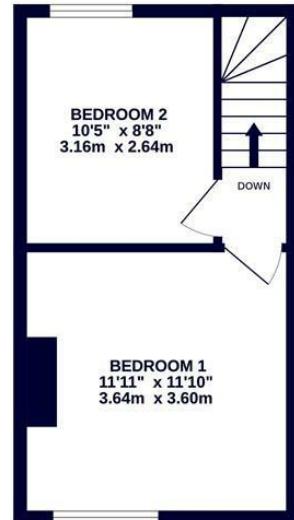
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GROUND FLOOR
 370 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR
 260 sq.ft. (24.1 sq.m.) approx.



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TOTAL FLOOR AREA - 630 sq.ft. (58.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other items are approximate and no responsibility can be taken for any error, omission or misdescription. This plan is for illustrative purposes only and should not 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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
90-100 A	
80-89 B	
70-79 C	
60-59 D	64
50-40 E	
40-30 F	
30-20 G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	83

England & Wales

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.