



Cowley Road, Uxbridge, Middlesex, UB8 2AE

Offers In Excess Of £375,000

coopers
est 1986

Cowley Road, Uxbridge, Middlesex, UB8 2AE

- Two Bedroom House
- Period Cottage
- Terrace
- 32ft Through Lounge
- Newly Refurbished
- 13ft Master Bedroom
- West Facing Rear Garden
- Walking Distance To Uxbridge

Directions

From leaving our office on Uxbridge High Street proceed right and at the roundabout turn right onto Hillingdon Road. At the next roundabout take the first left onto Cowley Road and the property is just located down on the right hand side.

Situation

Cowley Road is a popular residential road in Uxbridge that offers effortless access to Uxbridge Tube station for the commuter plus a wide range of bus links. Other amenities include Intu and Pavillions shopping malls, a number of popular restaurants including Nandos, Wagamama and Bella Italia. Odean Cinema complex, plus a range of gyms and fitness centres.

Description

This period cottage has undergone an extensive cosmetic makeover by the current vendors and is ready to move into immediately. The property comprises porch, 32ft through lounge, 12ft kitchen and ground floor WC. To the first floor is the 13ft master bedroom, 10ft second bedroom and family bathroom. To the second floor is the 11ft loft room.

Outside

There is a low maintenance front garden area, whilst the West facing rear garden benefits from patio area leading to an expanse of lawn with a sound proofed shed at the foot of the garden.



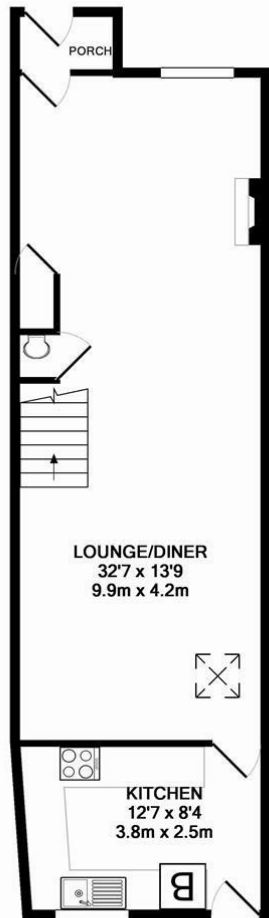




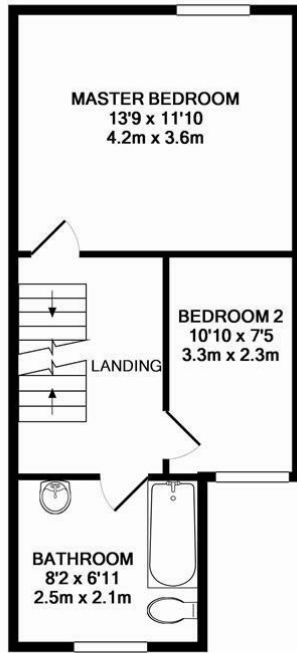






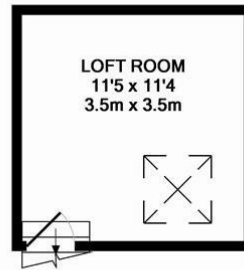


GROUND FLOOR
APPROX. FLOOR
AREA 511 SQ.FT.
(47.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1029 SQ.FT. (95.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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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2ND FLOOR
APPROX. FLOOR
AREA 130 SQ.FT.
(12.0 SQ.M.)

Energy Efficiency Rating		
	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>		
England & Wales	EU Directive 2002/91/EC	
	53	62

Environmental Impact (CO ₂) Rating		
	Current	Potential
<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	
	48	58

Viewing

01895 257 566

Strictly by appointment with:
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Uxbridge, Middlesex UB8 1QE
us@coopersresidential.co.uk

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