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Cherry Grove, Uxbridge, UB8 3ET
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# Cherry Grove, Uxbridge, UB8 3ET

## £550,000

- Over 1,200 sq Ft Of Living Space
- Two Bathrooms
- Close to Highly Regarded Schools
- Close to Local Amenities
- Short Drive to A40/M25/M4
- Extended to Side & Rear
- Off Street Parking
- Two Reception Rooms
- Private Rear Garden
- Potential to Convert Side Extension into Annexe

## Description

The property comprises a reception room, dining room, fitted kitchen, two ground floor bedrooms and a bathroom. The reception and dining rooms provide comfortable living and entertaining space, while the kitchen is fitted with a range of wall and base units. The two ground floor bedrooms, one currently being used as a home office, offer flexibility completing this floor.

The first floor offers two further well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a front driveway providing off-road parking and a private rear garden, offering an ideal space for outdoor dining, entertaining or relaxing.

## Situation

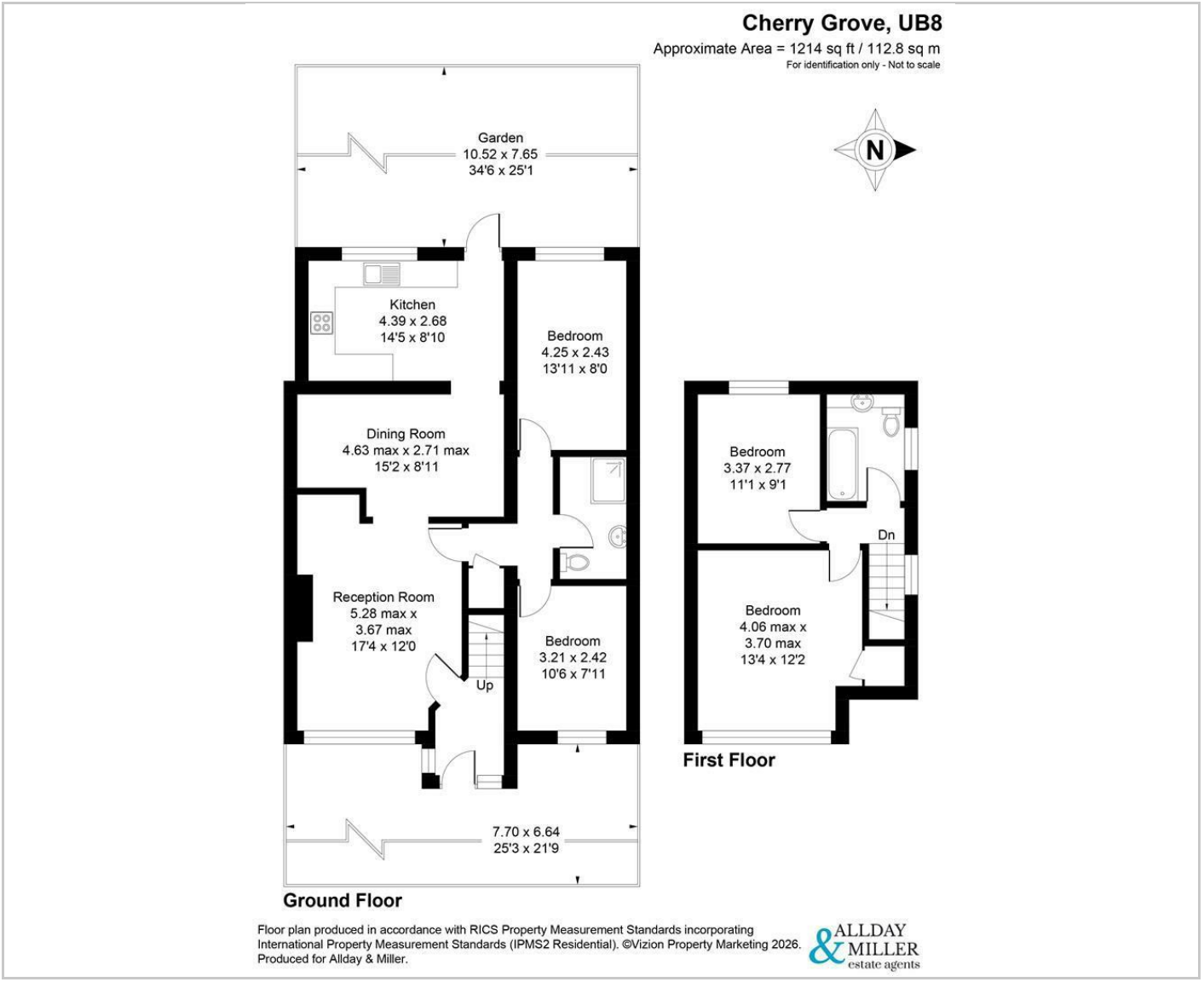
Cherry Grove is conveniently located within easy reach of Uxbridge Station, served by the Metropolitan and Piccadilly lines, offering direct links into Central London. The town centre is also nearby, providing a wide range of shops, restaurants, cafés, pubs, gyms, and a cinema. The property is within 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.



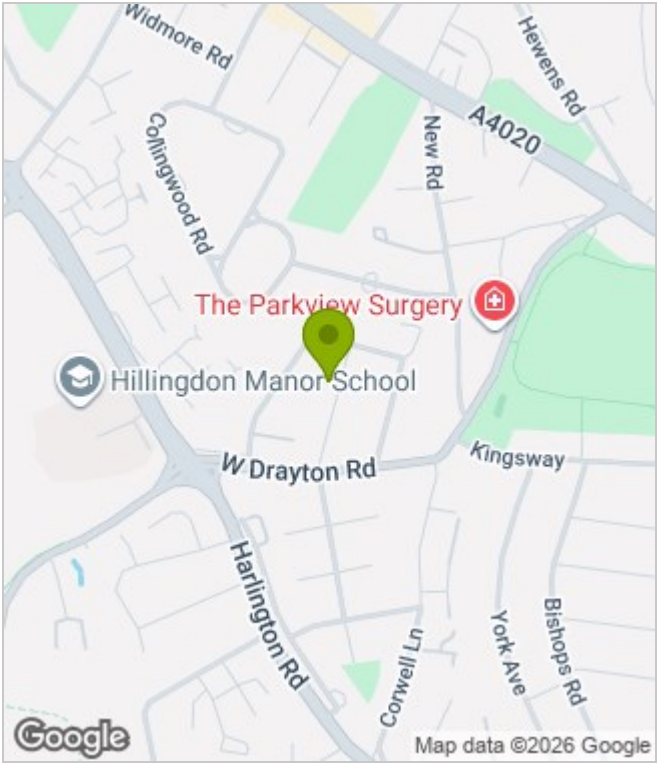




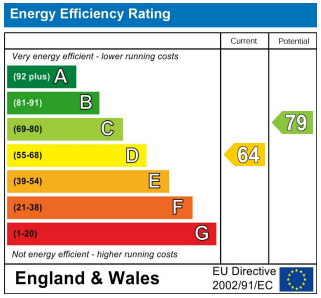
## Floor Plans

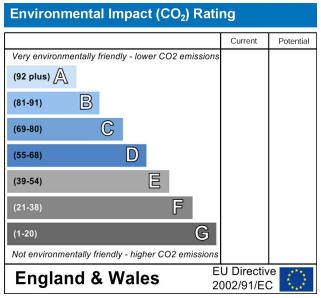



## Area Map




## Energy Performance Graph




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