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Cherry Grove, Uxbridge, UB8 3ET
£575,000

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- 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.



Cherry Grove, UB8
Approximate Area = 1214 sq ft / 112.8 sq m
For identification only - Not to scale

Ground Floor

Garden
10.52 x 7.65
34'6" x 25'1"

Kitchen
4.39 x 2.68
14'5" x 8'10"

Dining Room
4.63 max x 2.71 max
15'2" x 8'11"

Reception Room
5.28 max x 3.67 max
17'4" x 12'0"

Bedroom
4.25 x 2.43
13'11" x 8'0"

Bedroom
3.21 x 2.42
10'6" x 7'11"

Up

7.70 x 6.64
25'3" x 21'9"

First Floor

Bedroom
3.37 x 2.77
11'1" x 9'1"

Bedroom
4.06 max x 3.70 max
13'4" x 12'2"

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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 Community Park (Recreation) area. The map shows a network of roads including Harlington Rd, W Drayton Rd, Kingsway, Collingwood Rd, Haig Rd, New Rd, Green Ln, York Ave, Bishops Rd, Corwell Ln, Widmore Rd, and Hewens Rd. A green location pin is placed on W Drayton Rd, near the intersection with Haig Rd. The park area is highlighted in green. The map is credited to Google, with data from 2026.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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>		79		<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		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

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