

Chiltern View Road

Uxbridge • Middlesex • UB8 2PA
Guide Price: £480,000



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This attractive two bedroom semi-detached home offers generous living space both inside and out. The property benefits from a paved driveway providing off street parking for one car, as well as convenient side access to the rear garden. The garden itself is full of character, with a charming patio area leading to the well maintained lawn area and a garage located at the far end ideal for storage or additional flexibility. This home combines comfort, practicality, and great outdoor space in a sought-after location.

Semi detached home

Two bedrooms

Two bathrooms

Sought after location

Side access

Private back garden

Off street parking

Easy access to local amenities

Nearby to highly regarded schools

Closeby 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

This well presented two bedroom semi detached home offers a spacious living area, separate dining room with a working wood burner, and a well sized kitchen with ample storage. Upstairs features two generous bedrooms and a large, bright family bathroom. The layout is both comfortable and practical, ideal for modern living.

Outside

The exterior of the property offers both charm and practicality. To the front, a smartly paved driveway provides convenient off-street parking for one vehicle, while gated side access leads through to the rear garden. The beautifully landscaped back garden is full of character, starting with a patio area which is ideal for outdoor dining and entertaining, followed by greenery that creates a peaceful, private retreat. At the garden's end, a detached garage adds further versatility and storage, completing this delightful outdoor space.

Location

Chiltern View Road is located less than half a mile from Uxbridge town centre, offering convenient access to a wide range of amenities, including The Intu Chimes and The Pavilions shopping centres, popular restaurants, bars, and the Metropolitan and Piccadilly line station. Whitehall Junior School is just a stone's throw away, while Hermitage and St Mary's Primary Schools are also nearby. The M25, M40, and A40 motorways are within easy reach, providing direct links to London and the Home Counties.



Schools:

Whitehall Infant and Junior Schools 0.1 miles
St Mary's Catholic Primary School 0.4 miles
John Locke Academy 0.7 miles



Train:

Uxbridge Station 0.5 miles
Hillingdon Station 1.6 miles
West Drayton Station 2.0 miles



Car:

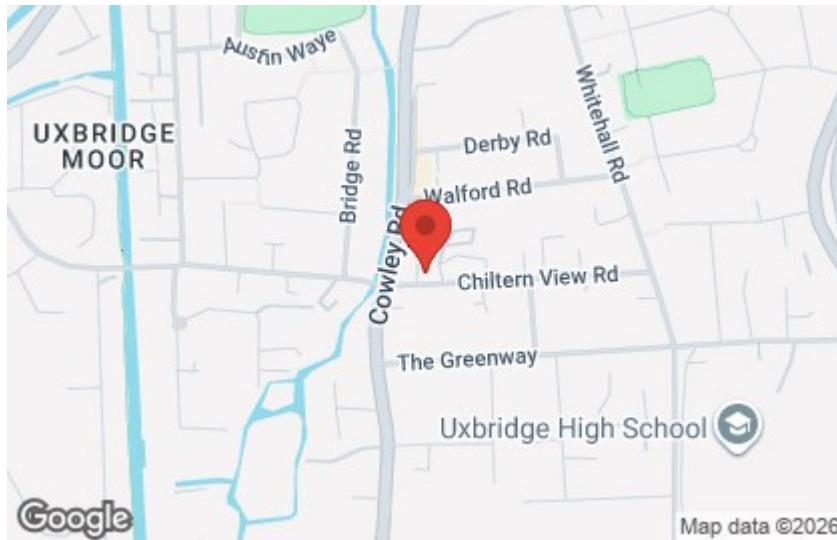
M4, A40, M25, M40



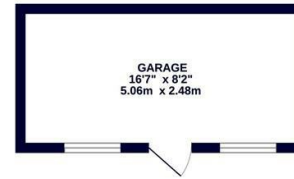
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
135 sq.ft. (12.5 sq.m.) approx.



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
Energy Efficiency Rating		67	82
England & Wales		03/01/2022	03/01/2025

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.