

# Crosby Gardens

Uxbridge • Middlesex • UB8 1GS  
Guide Price: £415,000



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est 1986

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A well presented and recently refurbished detached two/three bedroom coach house situated on the popular modern development located a stones throw from Uxbridge Town Centre. The family home accommodates two double bedrooms along with a further third bedroom/office, space which can be found on the ground floor in the converted garage with direct access to the private garden, generously sized living room and open plan kitchen. The apartment also benefits from a secluded garden and allocated parking space. This is a fantastic opportunity to purchase a freehold home in the heart of Uxbridge.

Three bedrooms

Detached coach house

Freehold

Enclosed private garden

Allocated parking

Modern interiors

Open plan kitchen/living room

Walking distance to numerous transport links

Close to sought after schools

Popular development

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 detached coach house offers ample space for a young family/investor or first time buyer looking to purchase a detached home. The first floor compromise's of, a large landing area leading through to the open plan kitchen/living area which offers a fantastic entertaining space whilst the kitchen has ample storage space and abundance of worktop space. The first floor has two sizable bedrooms both with the added luxury of built in storage space along with a sizable bathroom. The garage has been converted into a bedroom/study with direct access into the private garden.

## Outside

The property benefits from a private garden with a combination of artificial lawn, patio and decking.

## Location

Crosby Gardens is tucked away in a peaceful development in Uxbridge. There are well regarded schools in close proximity and facilities also nearby such as Hillingdon Leisure centre, Uxbridge Town Centre, Uxbridge Cricket Club, Hillingdon Golf Club as well as Hillingdon Court Park and Uxbridge Common. Uxbridge town centre enjoys an array of shopping facilities, restaurants, bars and the Piccadilly/Metropolitan Line Station is a short distance away along with the A40 giving access to London and the Home Counties.



### Schools:

John Locke Academy 0.2 miles  
 Hermitage Primary School 0.2 miles  
 Vyners School 0.7 miles



### Train:

Uxbridge 0.6 miles  
 Hillingdon 0.8 miles  
 Ickenham 1.4 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



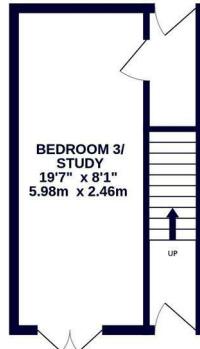
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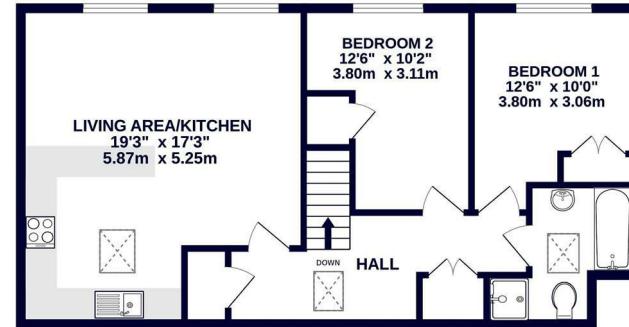
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GROUND FLOOR  
 223 sq.ft. (20.7 sq.m.) approx.



1ST FLOOR  
 714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained herein, 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 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	
20141 A	78
20141 B	78
20141 C	78
20141 D	78
20141 E	78
20141 F	78
20141 G	78
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

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.