

ALLDAY  
& MILLER



Lawn Road, Uxbridge, UB8 2TJ  
£500,000

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£500,000

- Period Elegance & Stylish Interiors Throughout
- Walking Distance to Uxbridge Town Centre & Train Station
- Close proximity to Highly Regarded Schools
- Charming Two Bedroom Victorian Home
- Attractive Garden to Rear
- Spacious Luxury Bathroom
- Nearby to A40/M25/M4
- Character Features
- Quiet Residential Road
- Formerly A Three Bedroom House

## Description

This charming house comprises of a bright spacious reception room that seamlessly flows into a dining room, creating an inviting space for both relaxation and entertaining. The modern fitted kitchen is well equipped completing this floor.

The first floor boasts two generously sized bedrooms, providing ample space for rest and relaxation. These rooms are complemented by a family bathroom.

To the rear features a private rear garden, which serves as a perfect retreat for outdoor entertainment.

## Situation

Lawn Road situated a short walk from the town centre with its multitude of shops, restaurants, bars, gyms and a cinema. Bus links and Uxbridge Metropolitan/Piccadilly line train station giving several links into Central London and the surrounding areas. There are a number of well-regarded local schools within close proximity including Hermitage primary school and Uxbridge High school. The A40/M40 and M4 are a short drive away offering access to London, Heathrow and the Home Counties.



**Lawn Road, Uxbridge**  
Approximate Area = 851 sq ft / 79.1 sq m  
Outbuilding = 40 sq ft / 3.7 sq m  
Total = 891 sq ft / 82.8 sq m  
For identification only - Not to scale

CH = Ceiling Height  
= Reduced headroom below 1.5m / 5'0"

**Ground Floor**

Outbuilding  
2.31 x 1.61  
7'7" x 5'3"

Garden  
15.35 x 4.19  
50'4" x 13'9"

Kitchen  
4.37 max x 2.31 max  
14'4" x 7'7"

Up

Dining Room  
3.93 x 3.63  
12'11" x 11'11"

Reception Room  
4.26 max x 3.63 max  
14'0" x 11'11"

CH (8'2.58)

4.21 x 3.26  
13'10" x 10'8"

**First Floor**

Bedroom  
4.33 x 2.30  
14'2" x 7'7"

Dn

Bedroom  
3.65 max x 3.63 max  
12'0" x 11'11"

CH (9'12.76)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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estate agents

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>Current</p> <p>Potential</p>	<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>		<p>Current</p> <p>Potential</p>
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 		<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 			

**T:** 01895 379 549 | **E:** [lettings@alldayandmiller.co.uk](mailto:lettings@alldayandmiller.co.uk)