



## Moorfield Road, Uxbridge, UB8 3SL

- Attractive period home
- Three bedrooms
- Modern fitted kitchen
- Ground floor WC
- Attractive rear garden
- Detached double garage
- Open plan reception room
- Conservatory
- Very well presented
- Well connected location

**Asking Price £550,000**

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## **Description**

This attractive period home is offered for sale with the benefit of having no onward chain.

## **Accommodation**

Providing well-appointed accommodation, the property briefly comprises an entrance hall with stairs rising to the first floor and useful understairs storage. The impressive open-plan living space offers ample room for both seating and dining, flowing seamlessly into a stylish kitchen fitted with a range of contemporary wall and base units, complemented by generous granite work surfaces incorporating a breakfast bar. The kitchen also provides space for appliances, together with an integrated electric oven, gas hob and extractor hood above.

The conservatory provides a versatile additional reception area, featuring a vaulted ceiling and enjoying views over the rear garden, with direct access outside. A convenient ground floor WC completes the ground floor accommodation.

To the first floor, there are three well-proportioned bedrooms and a fully tiled family bathroom fitted with an enclosed bath with shower over, pedestal wash hand basin and WC. A large built-in storage cupboard houses the boiler and provides useful additional storage.

## **Outside**

To the rear of the property is a substantial double garage/workshop fitted with roller doors. Benefiting from power and lighting throughout, the space also features an illuminated inspection pit and extensive fitted workbenches. This versatile facility is ideal for car or motorcycle enthusiasts, offering excellent space for storage, maintenance and restoration. It would also suit tradespeople or those requiring a secure and practical storage or workshop facility.

The rear garden is well established with a variety of mature shrubs and trees, creating a wonderful sense of privacy and seclusion. A paved pathway leads through the garden, passing a fish pond. There is gated access to the garages as well as side access to the property. Directly accessed from the house, a decked seating area offers an ideal space for outdoor dining, entertaining, or simply relaxing.

To the front of the property there is an attractive area of garden, while to the side a shared driveway provides access to the double garage,

## **Situation**

This well-located property is within easy reach of local shops and bus routes, and just a short walk from West Drayton railway station, served by the Elizabeth line, providing fast and convenient access to central London, including journeys to Canary Wharf in approximately 40 minutes. The property also benefits from excellent road links via the M25 motorway and M4 motorway.

Uxbridge town centre is also easily accessible, offering an extensive range of shopping, restaurants, bars and Underground services via the Metropolitan and Piccadilly lines. Additional nearby amenities include Heathrow Airport, Stockley Park, Hillingdon Hospital and Brunel University London.

## **Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council tax band: E

EPC rating: D

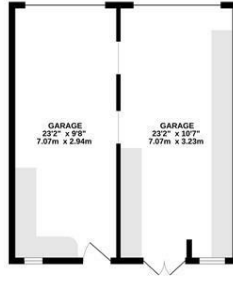
## **IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract.

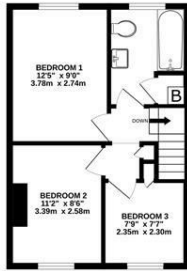
GROUND FLOOR  
527 sq.ft. (48.6 sq.m.) approx.



OUTBUILDING  
468 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 1368 sq.ft. (127.1 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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