

ALLDAY
& MILLER



Cowley Road, Uxbridge, UB8 2LU
£840,000

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- 4 Double Bedrooms (Was Originally Five)
- Four Spacious Floors
- Three Bathrooms
- Large Edwardian Home Filled With Character
- 100 ft Rear Garden
- 2805 sq ft/260sq ft
- Three Room Basement
- Self Contained Top Floor Apartment
- New Boiler with Warranty & 100M External Insulation
- Walking Distance To Uxbridge Station And Easy Reach Of The Elizabeth Line

Description

This spacious home is filled with character and charm over four well appointed floors. The accommodation currently comprises, large entrance hallway, living room with fire place and bay sash window, dining room spacious kitchen breakfast room with integrated appliances and access to the garden, finally on the ground floor you have a cloakroom.

The Basement is accessed from the hallway this is tanked and provides three rooms that could have multiple uses. The new Worcester Bosch (12 year warranty) boiler is housed in the basement.

The first floor has three double bedrooms the master measure 17x14 with en suite bathroom, a modern family bathroom with large free standing bath and walk in shower.

The second floor is currently a self contained one bedroom spacious apartment with open plan living area, double bedroom and modern bathroom.

Outside

The front provides a driveway with parking and stairs rising to the original front door.

The rear garden is beautifully landscaped measuring 100ft with various seating areas and attractive borders.

Situation

The property is situated on the Cowley Road, within easy reach of Brunel University, Uxbridge College, the Hillingdon Fitness & Leisure Centre, local shops, schools and the Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station. The town centre is 0.3 miles away. West Drayton and Iwer stations are also easily accessible, connecting you to London quickly using the Elizabeth Line.



Floor Plans

COWLEY ROAD, UXBRIDGE, UB8

Approximate Area = 2775 sq ft / 257.8 sq m
 Limited Use Area(s) = 30 sq ft / 2.8 sq m
 Total = 2805 sq ft / 260.6 sq m
 For identification only - Not to scale



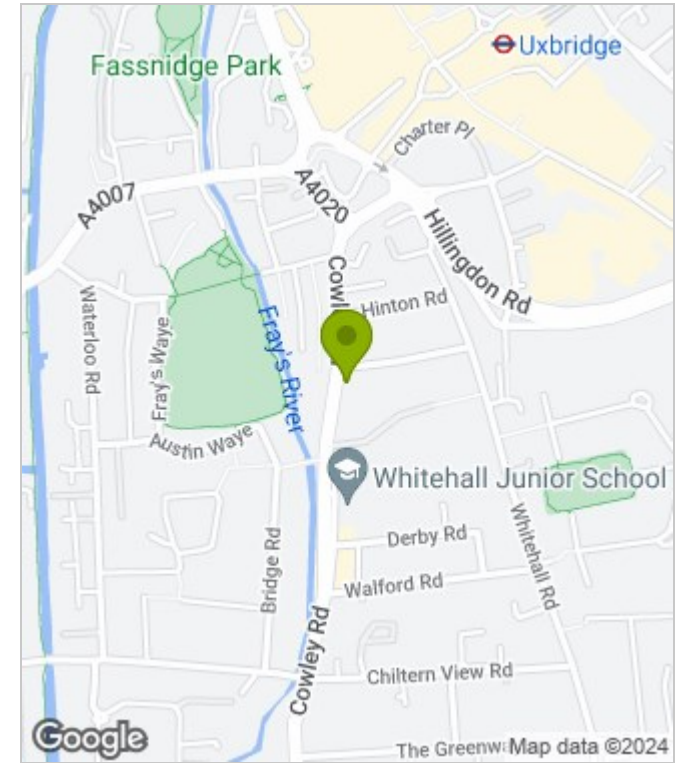
Denotes restricted head height



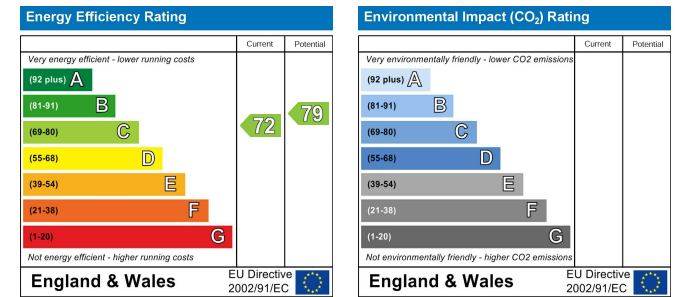
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rixhocom 2022. Produced for Allday & Miller. REF: 831901



Area Map



Energy Performance Graph



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