

Oakwood Estates is thrilled to offer for sale this exquisite detached Edwardian property, boasting five bedrooms, four reception rooms, and two bathrooms with a downstairs WC. Built in the 1930s, this remarkable home is situated on a highly coveted road in North Uxbridge, offering serene views over Uxbridge Common—an opportunity seldom found. With the added advantage of being chain-free, this property presents an ideal prospect. Conveniently located less than 1000 meters from Uxbridge Underground Station, residents can enjoy effortless access to local shops, amenities, and excellent transportation links. Additionally, the property offers ample parking space for over six cars and features an impressive rear garden, further enhancing its appeal.











Upon entering the property, we are welcomed by a magnificent grand entrance hallway adorned with a staircase ascending to the first floor. The hallway grants access to various rooms, including two front receptions, a cloakroom, a kitchen, and elegant wooden flooring throughout. To the right-hand side, the first reception room awaits, boasting a generous bay window that offers a delightful view of the front surroundings. This room offers ample space to accommodate either a living area or a dining arrangement. Adjacent to it, underneath the stairs, a convenient cloakroom can be found, equipped with a low-level WC and a hand wash basin. The kitchen, boasting a considerable size, boasts a window overlooking the picturesque rear garden. It features a tasteful blend of shaker-style kitchen units, both at eye level and base level, along with a stainless steel sink and drainer. Additional amenities include a gas hob with an extractor fan positioned above it, an integrated oven, grill, and microwave. There is ample room for an American-style fridge freezer, and the tiled flooring adds a touch of elegance. From the kitchen, doors lead to both the utility room and the rear reception area. The utility room, complementing the kitchen's style, offers practical eye-level and base storage units. It features a tiled splashback, a stainless steel sink, and sufficient space for utility appliances. The room also houses the boiler, mega flow system, and a door and window that lead to the side aspect of the property. Stepping into the rear reception room, we are greeted by the inviting presence of French doors and windows, providing access to the enchanting rear garden. This room can be flexibly furnished to serve as either a living area or a dining space. Currently, the primary living and dining area has been transformed into a bedroom. It showcases a generous bay window overlooking the front aspect, adding a touch of grandeur. A focal point of the room is the fireplace, complete with a wood-burning stove. The area offers ample space for living room furniture. Continuing through to the dining room, one can admire the windows that grant views of the side and rear aspects. French doors lead to the rear garden, and this room easily accommodates various dining room furniture pieces, creating an ideal setting for gatherings and meals.

The first floor of the house comprises five spacious double bedrooms, a bathroom, a shower room, a separate WC, and a convenient storage room. The primary bedroom boasts a large bay window that offers delightful views of Uxbridge Common. It accommodates a king-size bed and provides ample space for a wardrobe. Adjacent to it is another double bedroom, which overlooks the side aspect through its windows. This room can comfortably fit a double bed and a wardrobe. The bathroom is well-appointed and features a separate WC for added convenience. It includes a corner bath with a shower attachment, a hand wash basin with a mixer tap, a heated towel rail, and tiled flooring. The smallest of the bedrooms enjoys a window overlooking the rear garden and provides sufficient space for a double bed and a wardrobe. Next to it, there is a convenient walk-in closet or store room. Another front aspect bedroom also offers beautiful views of Uxbridge Common and provides ample space for a double bed and a wardrobe. The shower room, located nearby, is equipped with a low-level WC, a hand wash basin, a corner shower cubicle, a heated towel rail, and a window overlooking the side aspect. Lastly, the final bedroom on this floor provides generous space for a king-size bed and features a window that overlooks the serene rear garden. It also offers adequate room for a wardrobe.



# Property Information

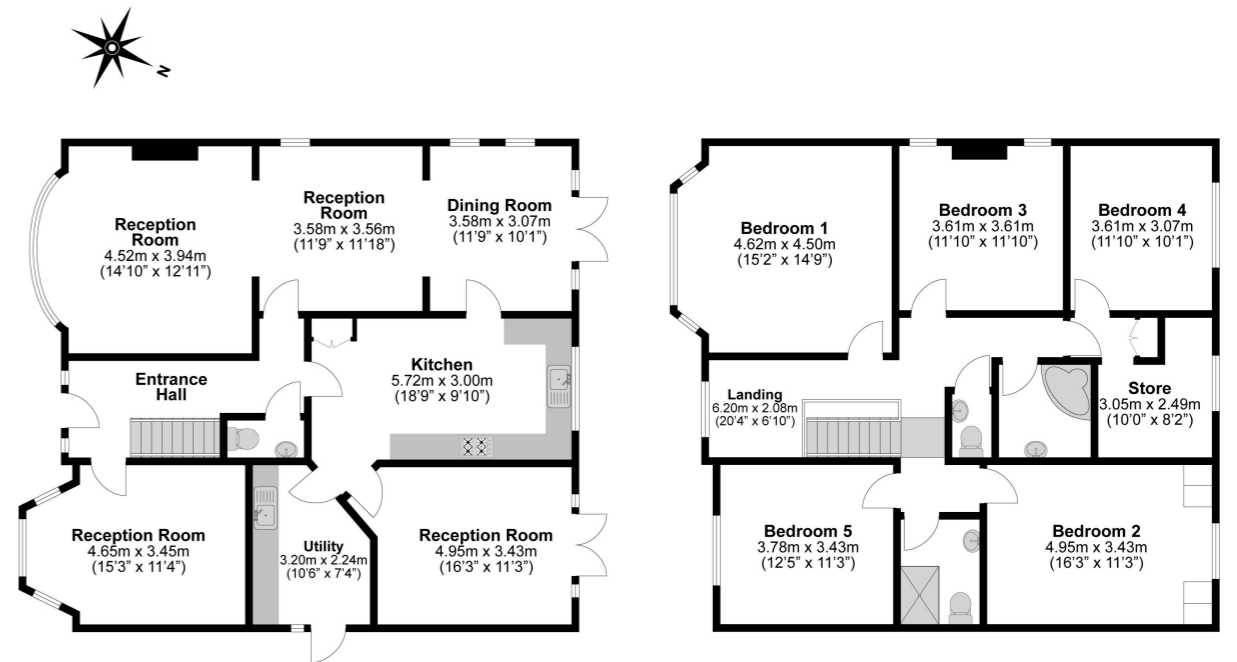
# Floor Plan

-  FREEHOLD
-  NO CHAIN
-  FIVE BEDROOMS
-  PARKING FOR 8 PLUS CARS
-  TWO BATHROOMS
-  COUNCIL TAX BAND G (£2,764 P/YR)
-  HMO OPPORTUNITY
-  FIVE RECEPTIONS
-  SOUTH WEST FACING GARDEN
-  HALF A MILE FOR UXBRIDGE STATION



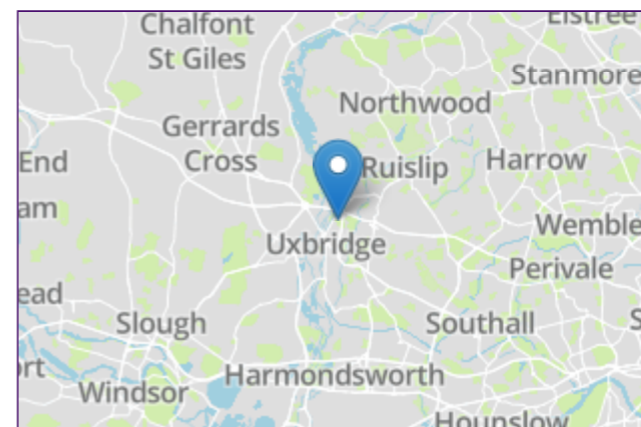
**Total Approximate Floor Area**  
2511 Square feet  
233 Square metres

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x5   | x5  | x2  | x5  | Y   | N   |
| Bedrooms   | Reception Rooms   | Bathrooms   | Parking Spaces  | Garden  | Garage  |



**Illustrations are for identification purposes only, measurements are approximate, not to scale.**

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         | 80        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 70                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

## Front Of House

Situated at the front of the property, there is a spacious driveway that can accommodate parking for more than eight cars. The driveway is complemented by two partially laid lawns, showcasing a well-maintained green space. The area is adorned with mature planting, adding a touch of natural beauty. From this vantage point, one can appreciate the picturesque views of Uxbridge Common. Additionally, the front area provides convenient access to the rear garden, enhancing the overall functionality and enjoyment of the property.

## Rear Garden

The rear garden of the property is positioned facing southwest, which allows it to bask in the sun throughout the day and well into the evening. It predominantly features a lush lawn, providing ample space for outdoor activities and relaxation. The garden also boasts a generously sized raised patio area, perfect for outdoor entertaining or enjoying al fresco dining. Enhanced by the presence of mature planting, the garden exudes natural beauty and creates a tranquil ambience. Furthermore, the garden offers a high level of privacy, allowing residents to fully enjoy their outdoor space in a secluded and peaceful setting.

## Tenure

Freehold

## HMO Income

The current income for the property is £4,150

## Council Tax Band

G (£2,764 p/yr)

## Total Approximate Floor Area

2511 Square feet  
233 Square meters

## Mobile Coverage

5G voice and data

## Internet Speed

Ultrafast

## Transport

Uxbridge Underground Station - 0.6 miles  
Hillingdon Underground Station - 1.01 miles  
Ickenham Underground Station - 1.43 miles  
West Ruislip Station - 1.84 miles  
Denham Station - 1.96 miles

## Education

Hermitage Primary School - 0.37 miles  
HCUC (Harrow College & Uxbridge College) - 0.38 miles  
Vyners School - 0.55 miles  
St Andrew's CofE Primary School - 0.84 miles  
John Locke Academy - 0.92 miles  
St Mary's Catholic Primary School - 0.96 miles  
ACS Hillingdon International School - 0.96 miles  
Whitehall Junior School - 1.11 miles  
Whitehall Infant School - 1.11 miles  
St Helen's College - 1.16 miles

## Area

Uxbridge Common is a notable public green space located in Uxbridge, a town in West London, England. It serves as a local recreational area and a place for residents and visitors to enjoy the outdoors. Uxbridge Common offers open grassy fields, pathways, and tree-lined areas, providing a pleasant environment for walking, picnicking, and other outdoor activities. The common is known for its scenic views, especially from properties that overlook it. It contributes to the natural beauty and greenery of the surrounding area, offering a peaceful retreat from the urban surroundings.

## Council Tax

Band G