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St. Johns Close, Uxbridge, UB8 2UX
£500,000





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- Two Double Bedroom
- Sought After Road and Location
- No Onwards Chain
- Private Rear Garden
- Scope to Extend STPP
- Good Condition Throughout
- Off Street Parking
- Walking Distance from Uxbridge Town Centre
- Modernized and Improved by Current Owner
- EPC Rating - C

Description

Versatile and spacious this property comprises of a welcoming entrance, reception room, a fitted kitchen and dining room giving access to the rear garden.

The first floor enjoys two double bedrooms and a family bathroom suite.

A large front driveway for off street parking for multiple vehicles. To the rear a beautiful private garden with a lawn and patio area, also the added benefit of two store outbuildings.

Situation

St Johns Close is situated within easy reach of Uxbridge Town Centre with its multiple shopping facilities, restaurants, bars, gyms and cinema. Bus routes and the Metropolitan/Piccadilly Line Station, offering access into Central London from Uxbridge station. Throughout the local area are popular schools including St Mary's Catholic Primary School, Whitehall Infant and Junior Schools and Uxbridge High School.



St Johns Close, UB8

Approximate Area = 768 sq ft / 71.3 sq m
Stores = 62 sq ft / 5.8 sq m
Total = 830 sq ft / 77.1 sq m
For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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A map of the Uxbridge Moor area. The River Colne flows from the top left towards the bottom right. St John's Church is marked with a green pin on the north bank of the river. To the east of the church is Waterloo Rd, which runs parallel to the river. Further east is Rockingham Recreation Ground. The A4007 road runs from the top right towards the bottom left, crossing the river. Other roads shown include Cowley Mill Rd, Austin Way, Bridge Rd, and Cowley Rd. The Uxbridge Masjid is marked with a mosque icon near the bottom right. The area is labeled 'UXBRIDGE MOOR'. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs 		88	Very environmentally friendly - lower CO₂ emissions 		
Not energy efficient - higher running costs		69	Not environmentally friendly - higher CO₂ emissions		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC			

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