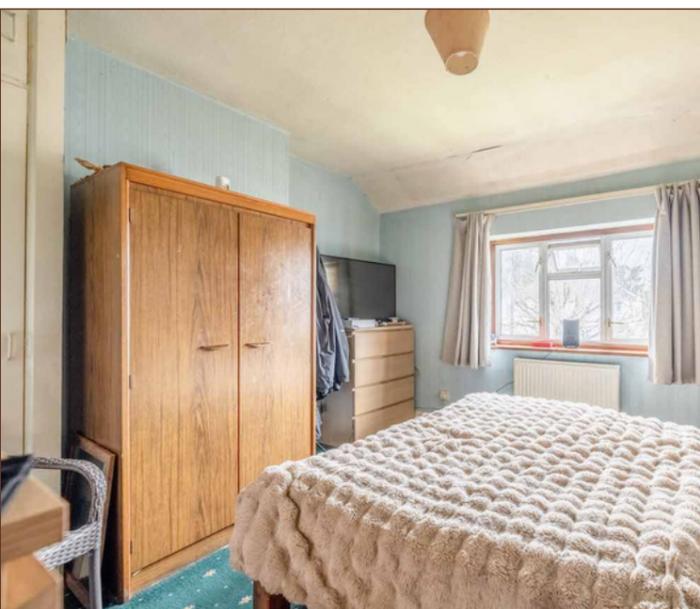




Oakwood Estates are delighted to bring to the market this well-proportioned three-bedroom semi-detached home, offered with no onward chain, making it an ideal opportunity for both owner-occupiers and investors alike. The property sits on a substantial plot measuring approximately 0.10 acres (403 sq. m), offering outstanding potential for extension, redevelopment, or even the construction of an additional dwelling, subject to the necessary planning permissions.



Externally, the property benefits from a private driveway providing off-street parking, as well as a detached garage, further enhancing its practicality and appeal. The generous outdoor space offers flexibility for future development or landscaping, catering to a variety of needs.

Ideally positioned within close proximity to the local bus network, the property enjoys excellent transport links with easy access to Uxbridge, Heathrow Airport, and the wider surrounding areas. This convenient location makes the home particularly attractive to commuters, families, and those seeking strong connectivity while retaining residential appeal.

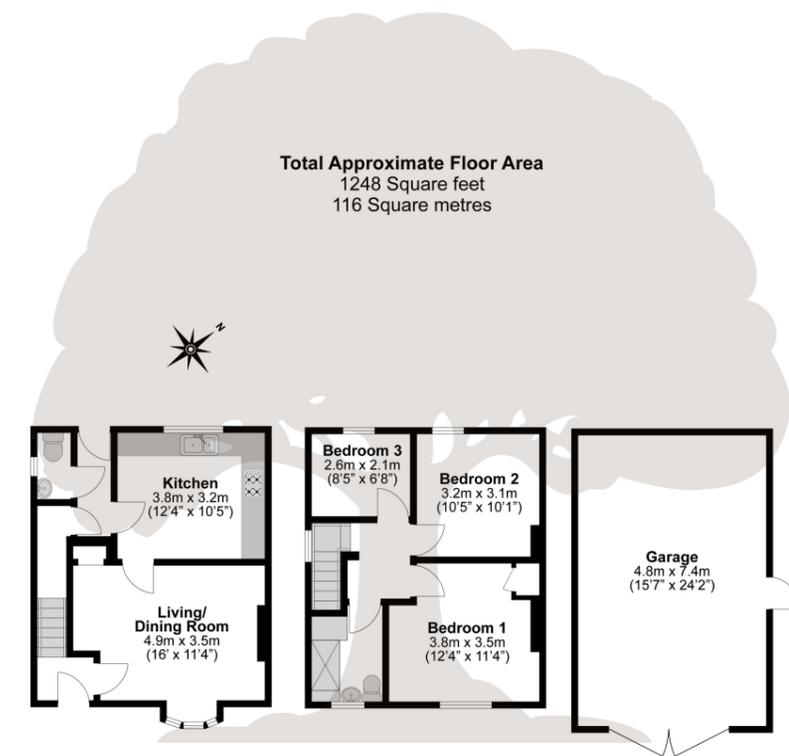


## Property Information

-  THREE BEDROOMS
-  POTENTIAL TO EXTEND OR BUILD ANOTHER PROPERTY (STPP)
-  DRIVEWAY
-  CLOSE TO LOCAL SCHOOLS
-  NO ONWARD CHAIN
-  CORNER PLOT
-  COUNCIL TAX BAND D (£1,952 P/YR)
-  GARAGE
-  CLOSE TO HEATHROW AIRPORT

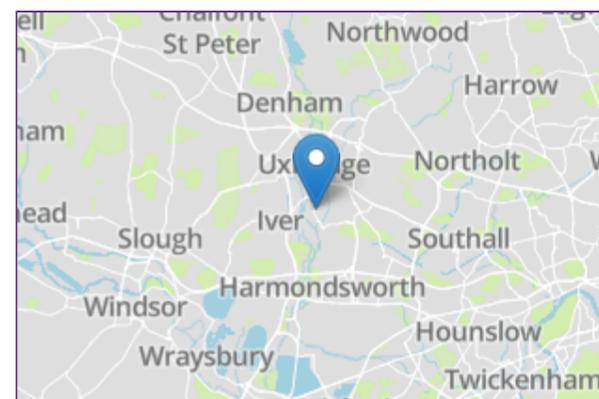
					
x3	x1	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



# Oakwood Estates

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.



### Tenure

Freehold Property

### Council Tax Band

D (£1,952 p/yr)

### Plot/Land Size

0.10 Acres (403.00 Sq.M.)

### Mobile Coverage

5G Voice and Data

### Internet Speed

Ultrafast

### Area

Cowley, Uxbridge, is a well-regarded residential area in the London Borough of Hillingdon, offering a pleasant balance between village charm and suburban convenience. Located immediately adjacent to Uxbridge, it benefits from a quieter, community-focused atmosphere while remaining close to excellent shopping, dining, and leisure facilities. The area is known for its green spaces, proximity to the River Colne, the Grand Union Canal, and the nearby Colne Valley Regional Park, making it popular with families and nature lovers. Cowley is well served by local amenities, schools, and transport links, with regular bus services and easy access to Uxbridge and West Drayton stations, providing connections via the Metropolitan, Piccadilly and Elizabeth lines. With strong road links and Heathrow Airport close by, Cowley appeals to commuters, families, and investors seeking a well-connected yet peaceful place to live.

### Schools

Cowley is well served by a range of schools catering to all age groups and educational needs. Local primary options include Cowley St Laurence CofE Primary School, Rabbsfarm Primary School, St Matthew's CofE Primary School, and Colham Manor Primary School, all known for their strong community focus and supportive learning environments. For secondary education, families can choose from Meadow High School, Uxbridge High School, Park Academy West London, and Pield Heath House RC School, offering a mix of academic and vocational pathways. The area also provides specialist provision with The Young People's Academy and Moorcroft School, ensuring that students with diverse learning needs have access to tailored support and development. Together, these schools contribute to making Cowley and Uxbridge a highly attractive area for families seeking quality education.

### Council Tax

Band D