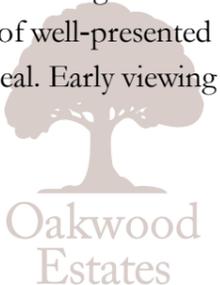


Situated on the ever-popular Bridge Road in Uxbridge, this attractive converted house now offers two beautifully appointed one-bedroom maisonettes, each with its own private entrance, allocated parking, and exclusive garden area. This versatile freehold property is ideal for buy-to-let investors, those seeking dual living arrangements, or buyers wishing to live in one unit while renting the other. Both maisonettes have been thoughtfully designed to provide comfortable and modern living spaces. Each features a bright and welcoming living room, a well-fitted kitchen, a generous double bedroom, and a contemporary bathroom, ensuring convenience and practicality throughout. With private outdoor space for each property, residents can enjoy al-fresco dining, gardening, or simply relaxing in a peaceful setting—an especially rare benefit for properties of this style. The property is perfectly positioned for commuters, located within easy reach of Uxbridge Station, providing Metropolitan and Piccadilly line services into Central London. In addition, the area benefits from excellent motorway connections, with quick access to the M40, M25, and A40, making travel in and out of London exceptionally convenient. Bridge Road also offers a pleasant residential setting close to local shops, parks, and amenities, with Uxbridge town centre just moments away, providing a wide choice of restaurants, cafés, and retail options. This is a unique opportunity to acquire a pair of well-presented maisonettes in a highly desirable location, offering strong rental potential and long-term appeal. Early viewing is highly recommended.



## Property Information

-  FREEHOLD
-  COUNCIL TAX 13 - BAND C (£1,735 P/YR)
-  UPSTAIRS MAISONETTE FULLY RENOVATED
-  POTENTIAL DRIVEWAY FOR 2 VEHICLES
-  SHORT DRIVE TO M25, M4 AND M40
-  COUNCIL TAX 13A - BAND C (£1,735 P/YR)
-  TWO, ONE BEDROOM MAISONETTES
-  TWO SEPARATE GARDENS
-  WALKING DISTANCE TO UXBRIDGE STATION
-  SEPARATE ENTRANCES

					
x2	x2	x2	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Front Of House

To the front of the property there is parking for 1-2 vehicles.

### Rear Gardens

Both mainly laid to lawn with one providing decking area ideal for entertaining.

### Tenure

Freehold

### Council Tax

Per Property - Band C - £1,735 per year

### Mobile Coverage

5G voice and data

### Internet Speed

Ultrafast

### School Catchment

- Whitehall Junior School  
0.09 miles
- Whitehall Infant School  
0.09 miles
- St Mary's Catholic Primary School  
0.36 miles
- West Middlesex College  
0.43 miles
- St Andrew's CofE Primary School  
0.44 miles
- Uxbridge High School  
0.47 miles

### Transport Links

- Uxbridge Underground Station  
0.56 miles
- Hillingdon Underground Station  
1.76 miles
- West Drayton Station  
2.06 miles

### Area

Uxbridge is a vibrant and well-connected town in West London, offering an appealing mix of urban convenience, green spaces, and strong transport links. It benefits from a wide range of amenities, including ample retail shopping, restaurants, cafés, and supermarkets, making it a lively and practical place to live.

The area has a distinctive character shaped by its watery heritage, with rivers and scenic spots such as Frays Island and Mabey's Meadow, providing peaceful walking routes and opportunities for spotting wildlife.

Uxbridge is extremely well connected, served by both the Metropolitan and Piccadilly lines, giving residents direct access into Central London. For drivers, the town also offers quick access to the M40, M25 and A40, ensuring excellent regional and national connectivity. [liveable.co.uk], [cameron.co]

The area appeals to a wide range of residents—from young professionals and students to families—thanks to its mix of housing, strong local schools, and proximity to Brunel University. [cameron.co]

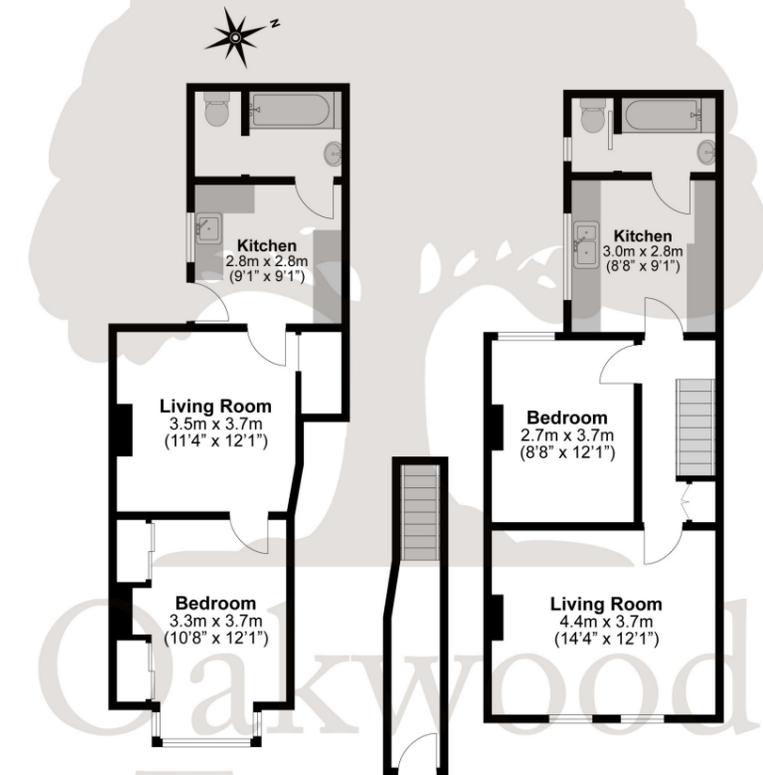
With its combination of convenient travel links, extensive amenities, green spaces, and a community-focused town centre, Uxbridge is considered a desirable and well-rounded place to live.

### Council Tax

Band C

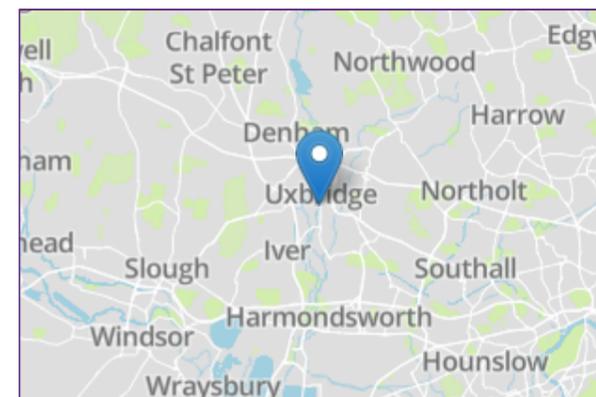
## Floor Plan

**Total Approximate Floor Area**  
1076 Square feet  
100 Square metres



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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			