

2/3 Bedroom
DETACHED
FAMILYHOME
PARK ROAD EAST



JADE HOUSE, 8a PARK ROAD EAST,
UXBRIDGE, MIDDLESEX UB10 0AQ



TO ARRANGE A VIEWING CONTACT
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK



DISCOVER PARK ROAD EAST, UXBRIDGE

Park Road East offers exceptional convenience in the heart of Uxbridge, just a 0.6-mile walk to Uxbridge Underground Station (Metropolitan and Piccadilly lines) and 2 miles from West Drayton Station (Elizabeth Line). Families benefit from nearby John Locke Academy (Ofsted Outstanding), Whitehall Junior School (Good), and Uxbridge High School (Good). Brunel Medical Centre is 0.4 miles away. .

- 0.6 MILES TO UXBRIDGE UNDERGROUND STATION CONNECTING TO METROPOLITAN AND PICCADILLY LINES
- 2 MILES TO WEST DRAYTON STATION

- DETACHED 2/3 BEDROOM
- PRIVATE PARKING FOR THREE VEHICLES VIA SECURE DRIVEWAY WITH AUTOMATED GATES
- BI-FOLDING DOORS TO GARDEN
- NEARBY JOHN LOCKE ACADEMY (OUTSTANDING)
- WHITEHALL JUNIOR SCHOOL
- OAK FARM PRIMARY SCHOOL
- UXBRIDGE HIGH SCHOOL (GOOD)
- WALKT TO UXBRIDGE HIGH STREET (SHOPS, CAFES, RESTAURANTS)

Local amenities include Uxbridge High Street with shops, cafés, and restaurants, and The Chimes and The Pavilions shopping centres. Swakeleys Park offers green space for leisure. Perfectly located for a balanced lifestyle



We Sold it are delighted to present this charming 2/3-bedroom detached property, offering well-proportioned living space. Inside, the property features a spacious entrance hall, a well-equipped kitchen, and an open-plan lounge/dining area, ideal for family living and entertaining. A versatile downstairs bedroom/study provides additional flexible space, while the convenient downstairs shower room adds to the property's functionality. Upstairs, you'll find two double bedrooms and a family bathroom. Externally, the property benefits from gated access to the front and side, off-road parking for two vehicles, and additional parking in the rear garden. A timber-built outbuilding offers an excellent space for use as an office or workshop. Located just a short distance from transport links to Central London and set within desirable school catchments, this property is ideal for those looking for convenient access to the city while enjoying the tranquility of a family-friendly neighbourhood.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

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