



- Four Double Bedrooms
- Four Bathrooms
- Driveway
- Walking Distance To Uxbridge Town Centre
- Gas Central Heating
- Detached
- Garage
- Communal Green Space to Front and Side of Property
- Double Glazing
- EPC Rating B

A modern FOUR double bedroom, FOUR bathroom detached family home set in the well sought after St Andrew's Park development. Superbly located for access to Uxbridge Town Centre and local primary and secondary schools.

This family property welcomes you into a bright spacious hallway, with doors leading to a modern fitted kitchen with wall & base units, large reception room and downstairs W.C. To the first floor is the principle bedroom with built in wardrobes and ensuite shower room, fourth bedroom and white suite family bathroom. To the second floor there are two further bedrooms both with built in wardrobes, large landing cupboard and a family shower room.

At the heart of Uxbridge, this location is only a short drive to the A40/M40/M25 motorway links for access into London and surrounding counties and a short distance to Uxbridge Tube Station (Metropolitan and Piccadilly Lines). Also within close proximity of Brunel University, Hillingdon Hospital & Stockley Business Park and green spaces including the award-winning Dowding Park.

Guide Price: £800,000 - £825,000

Tenure: Freehold

Estate Service Charge: £140 (approx) every 6 months.

Estate Service Charge Review: Annually

Local Authority: Hillingdon Council

Council Tax Band: F

EPC Rating: B

Viewings are strictly by appointment only.

Broadband type: Highest available download speed:
Highest available upload speed:
Ultrafast 1800 Mbps d/l 220 Mbps u/l

Mobile Coverage (Indoor):

Provider | Voice | Data

EE | Likely Likely

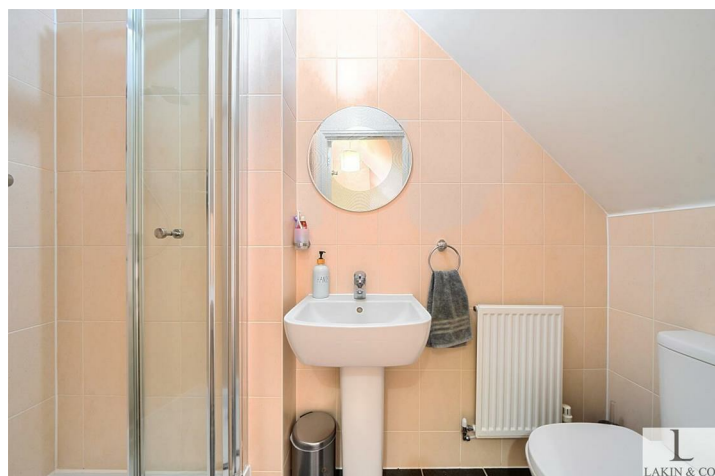
Three | Limited Limited

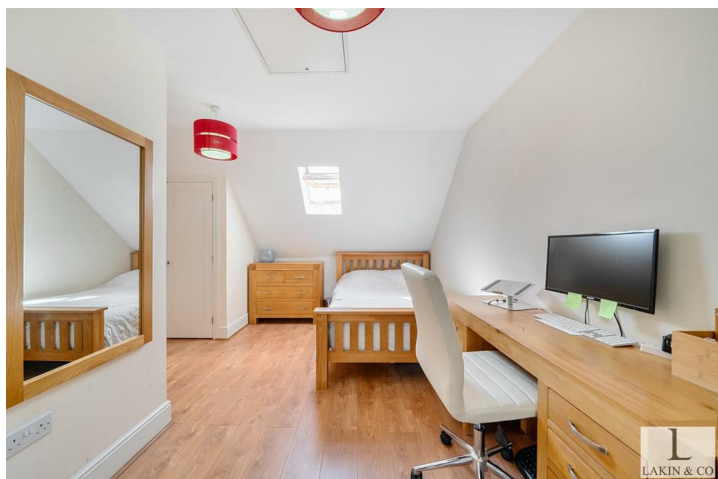
O2 | Likely Limited

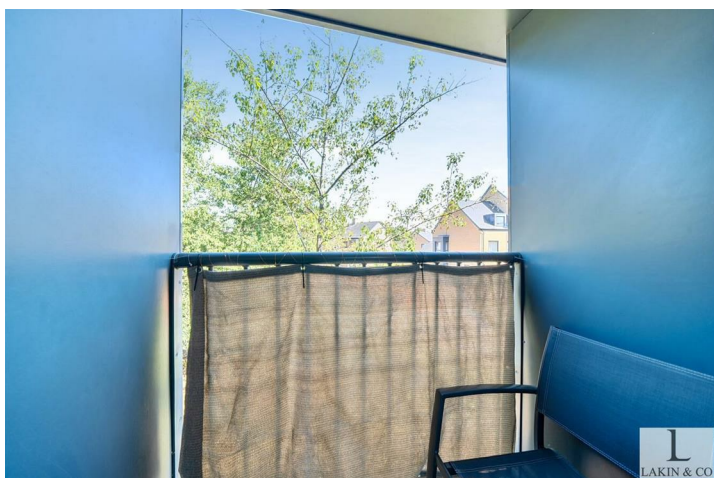
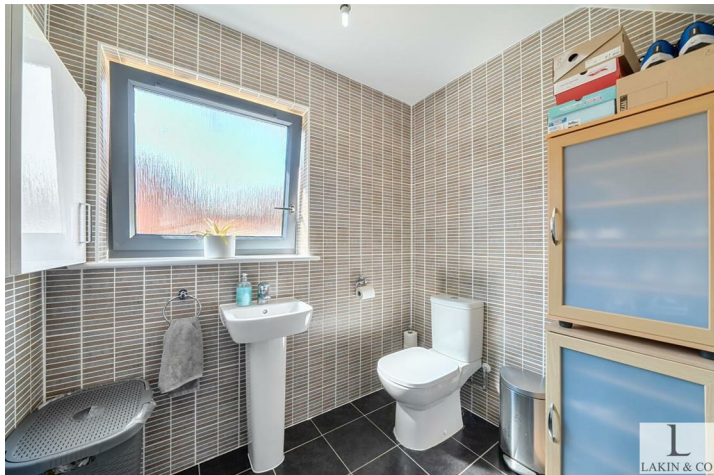
Vodafone | Likely Likely

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not

constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org>.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	82
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

Churchill Road, Uxbridge, UB10

Approximate Area = 1442 sq ft / 133.9 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Garage = 194 sq ft / 18 sq m

Total = 1642 sq ft / 152.4 sq m

For identification only - Not to scale

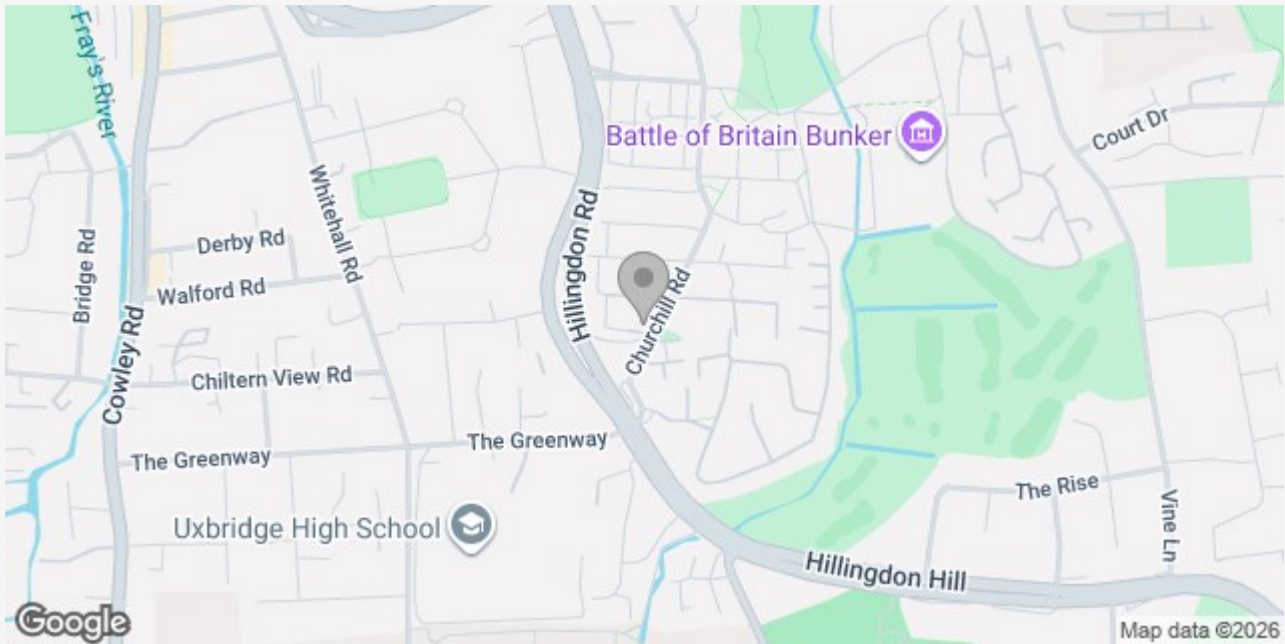


Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lakin & Co. REF:1499989

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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