



- Four Double Bedrooms
- Four Bathrooms
- Driveway
- Walking Distance To Uxbridge Town Centre
- Gas Central Heating
- Detached
- Garage
- Private Rear Garden
- Double Glazing
- EPC Rating B

An impressive four-double-bedroom detached family home occupying a particularly attractive position within St Andrew's Park with easy access to Dowding Park. Arranged over three floors and offering approximately 1,442 sq ft of living accommodation plus a substantial garage, the property combines generous bedroom sizes, four bathrooms, a private rear garden and off street parking for 3 cars— all within walking distance of Uxbridge town centre.

The ground floor provides a bright entrance hall, spacious 17ft reception room with direct access to the rear garden and generous 17ft kitchen/diner, together with a downstairs WC. The first floor includes the impressive principal bedroom with fitted wardrobes and en-suite, a further double bedroom and family bathroom. Two exceptionally generous double bedrooms occupy the second floor, together with an additional shower room. Outside, the property benefits from a private rear garden extending to approximately 50ft, a detached garage and a large driveway for 2 additional cars. Its position within St Andrew's Park also provides easy access to attractive green spaces including Dowding Park.

Uxbridge town centre and Underground station are within easy reach, providing Metropolitan and Piccadilly line services, while the A40, M40 and M25 are readily accessible. The property also benefits from an EPC B rating and ultrafast broadband availability.

Guide Price: £784,000
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.

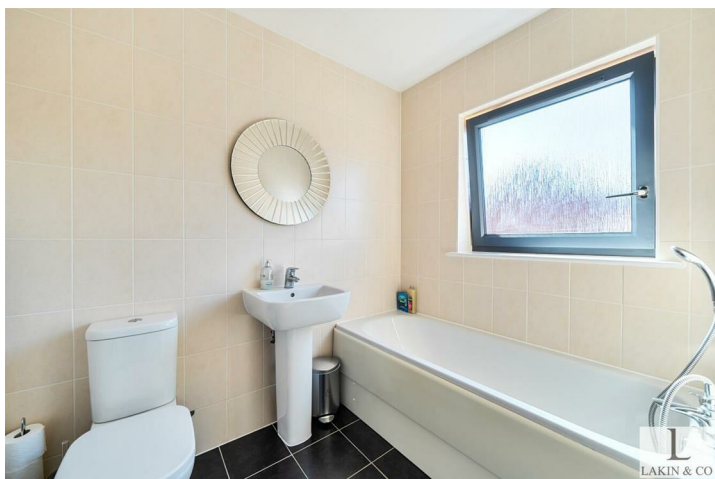
Broadband type: Highest available download speed:
Highest available upload speed:
Ultrafast 1800 Mbps d/l 220 Mbps u/l

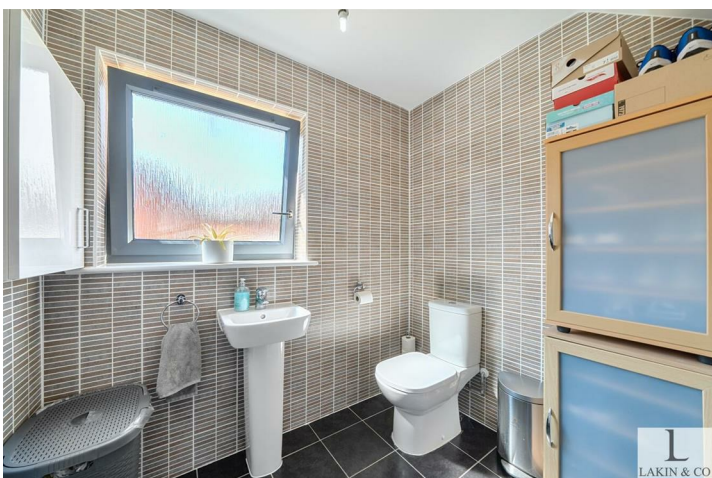
Mobile Coverage (Indoor):
Provider | Voice | Data

EE | Likely Likely
Three | Limited Limited
O2 | Likely Limited
Vodafone | Likely Likely

*Please note all dimensions and de







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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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

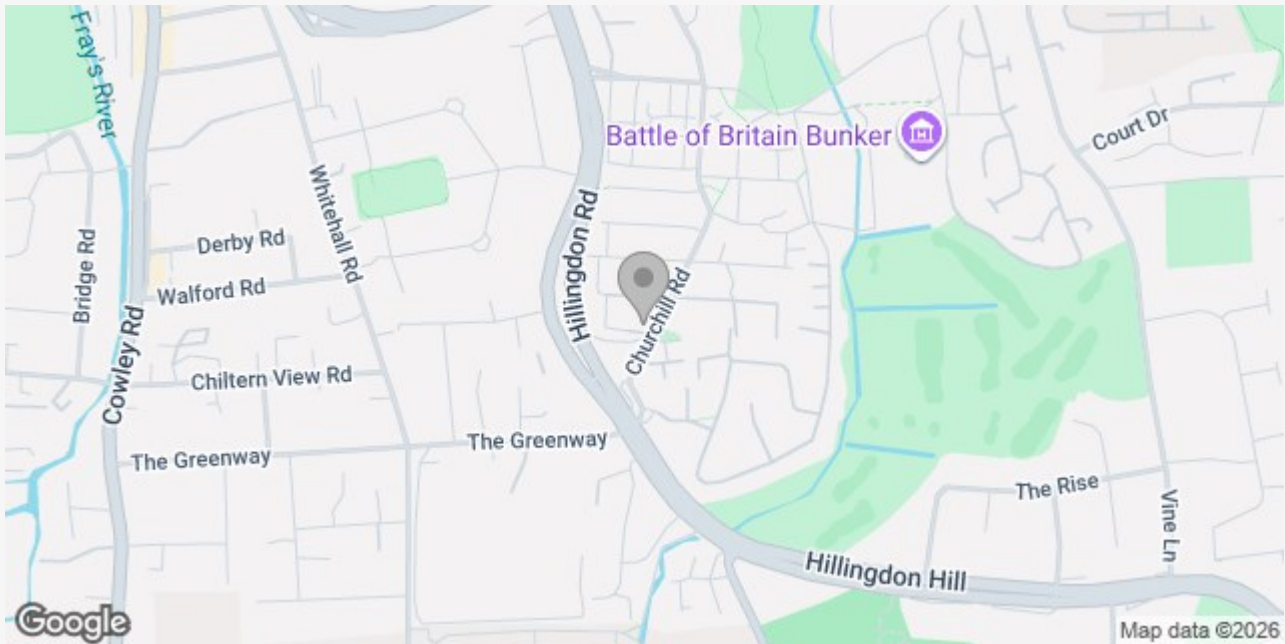


Denotes restricted
head height



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

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