



Chiltern View Road, Uxbridge, UB8 2PE

- Attractive two-bedroom end-of-terrace period home
- Impressive open-plan living and dining room
- Two well-proportioned double bedrooms
- Convenient for Uxbridge town centre and station
- Offered to market with no onward chain
- Spacious rooms with high ceilings
- Private, low-maintenance rear garden
- Large first floor bathroom

Asking Price £440,000

Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co



Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

An attractive chain-free two bedroom period home offering spacious accommodation and high-ceilings within easy reach of Uxbridge town centre.

Accommodation

Providing well-proportioned accommodation, the property opens into an entrance lobby leading to an impressive open-plan reception room, offering ample space for both living and dining. High ceilings enhance the sense of space, while an attractive period fireplace provides a characterful focal point and stairs rise to the first floor.

To the rear, the kitchen is fitted with a good range of storage units and drawers, together with space for appliances. A rear-aspect double-glazed window overlooks the garden, with a glazed door providing direct access outside.

On the first floor, the principal bedroom is a particularly generous double room with two front-aspect sash windows, while the second bedroom is also comfortably proportioned as a double. The spacious bathroom is fitted with an enclosed bath with shower over, wash basin and WC, while a separate storage cupboard houses the boiler.

Outside

The property benefits from a private rear garden, predominantly paved for ease of maintenance and offering a good degree of privacy.

Situation

The property is positioned within Uxbridge's conservation area, just moments from the town centre and its excellent selection of shops, restaurants and bars. Uxbridge Underground Station is also close at hand, providing Metropolitan and Piccadilly line services into central London. For motorists, the A40 is within a short drive, providing convenient access into London and connections to the M25 and wider motorway network.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

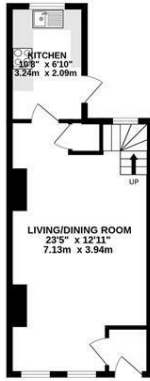
Council Tax Band: D

EPC Rating: D

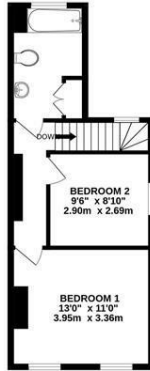
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



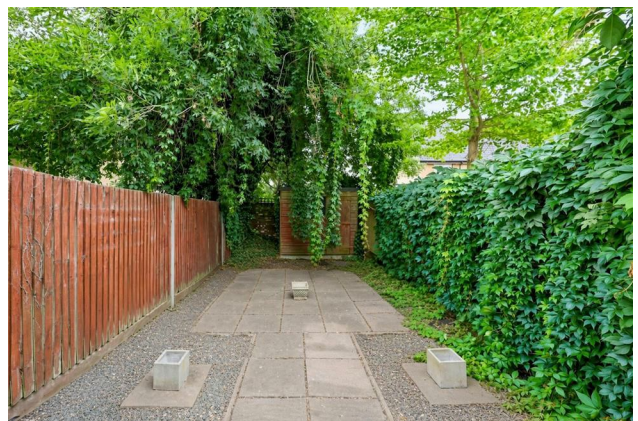
1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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