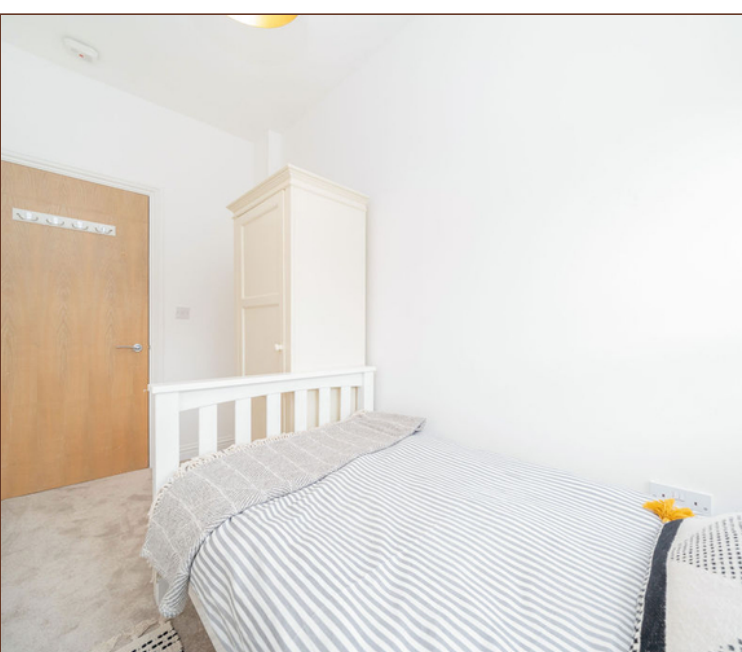




Oakwood Estates are delighted to offer to the market this chain-free, two-bedroom split-level first-floor flat, ideally positioned within a convenient 10-minute walk of both Uxbridge Town Centre and Brunel University. Offering contemporary accommodation arranged over two floors, the property presents an excellent opportunity for first-time buyers, professionals and investors alike.

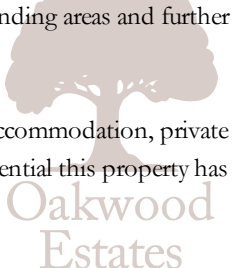
Upon entering, the property offers a well-designed layout with a good degree of separation between the living and sleeping accommodation. The first floor features a spacious double bedroom, providing comfortable and versatile accommodation, while the upper floor offers a bright and modern living environment.

The second floor comprises a contemporary fitted kitchen complete with appliances, alongside a well-proportioned living area providing an ideal space for both relaxing and entertaining. There is also a second bedroom, which could be utilised as a guest room, home office or additional living space depending on the purchaser's requirements. A modern family bathroom completes the internal accommodation.

Externally, the property benefits from a small private garden, providing a pleasant outdoor space for relaxing or entertaining during the warmer months. There is also the added convenience of one allocated off-street parking space, an increasingly desirable feature in this popular location.

The property is ideally situated for access to the amenities and facilities of Uxbridge Town Centre, with its wide range of shops, restaurants, cafés and leisure facilities. Brunel University is also within easy walking distance, making the property particularly appealing to students, university staff and investors seeking a well-located rental opportunity. Excellent local transport links provide convenient access to surrounding areas and further afield.

Being offered to the market chain-free, this attractive split-level apartment combines a convenient location with practical accommodation, private outdoor space and allocated parking. Early viewing is highly recommended to fully appreciate the position, layout and potential this property has to offer.



Property Information

- 

LEASEHOLD PROPERTY - 999 YEARS REMAINING
- 

CHAIN-FREE PROPERTY
- 

SPLIT-LEVEL FIRST-FLOOR FLAT
- 

FITTED KITCHEN WITH APPLIANCES
- 

OFF-STREET PARKING
- 

COUNCIL TAX BAND B £1,591
- 

TWO BEDROOMS
- 

CONTEMPORARY OPEN-PLAN LIVING
- 

SMALL PRIVATE GARDEN
- 

10-MINUTE WALK TO UXBRIDGE TOWN CENTRE



x2

Bedrooms



x1

Reception Rooms



x1

Bathrooms



x1

Parking Spaces



Y

Garden



N

Garage

Leasehold Property

We have been informed by our vendors that there is 999 years remaining.

Council Tax Band

Band: B

Annual Price: £1,591

Mobile Coverage

5G Voice and data

Broadband

Basic - 15 Mbps

Superfast - 80 Mbps

Ultrafast - 5000 Mbps

Area

Uxbridge is a historic and well-connected town in west London, offering a mix of residential areas, shops, restaurants, businesses and green spaces. 37 Bridge Road is a small residential building containing two flats, with property data describing it as a period property dating broadly from 1800–1911. The immediate postcode is predominantly residential but is also conveniently located close to central Uxbridge.

The biggest advantage of the property is its location. Residents are close enough to Uxbridge town centre and the Underground station to benefit from shops, restaurants, services and public transport, while still being away from the busiest commercial streets. This makes the property suitable for those looking for a quieter residential setting with convenient access to the wider area.

Local Schools

The area around the property benefits from a good selection of local schools. Whitehall Infant School and Whitehall Junior School are particularly convenient, both located around 100 metres from the property. St Mary’s Catholic Primary School is approximately 500 metres away, while St Andrew’s C of E Primary School is also within walking distance.

For secondary education, Uxbridge High School is approximately 0.7 km away, with Bishopshalt School around 1.8 km away. Other secondary options, including Oak Wood School and Swakeleys School for Girls, are also within a few kilometres.

Overall, the property's location provides convenient access to a range of primary and secondary schools, making the area potentially attractive to families.

Transport Links

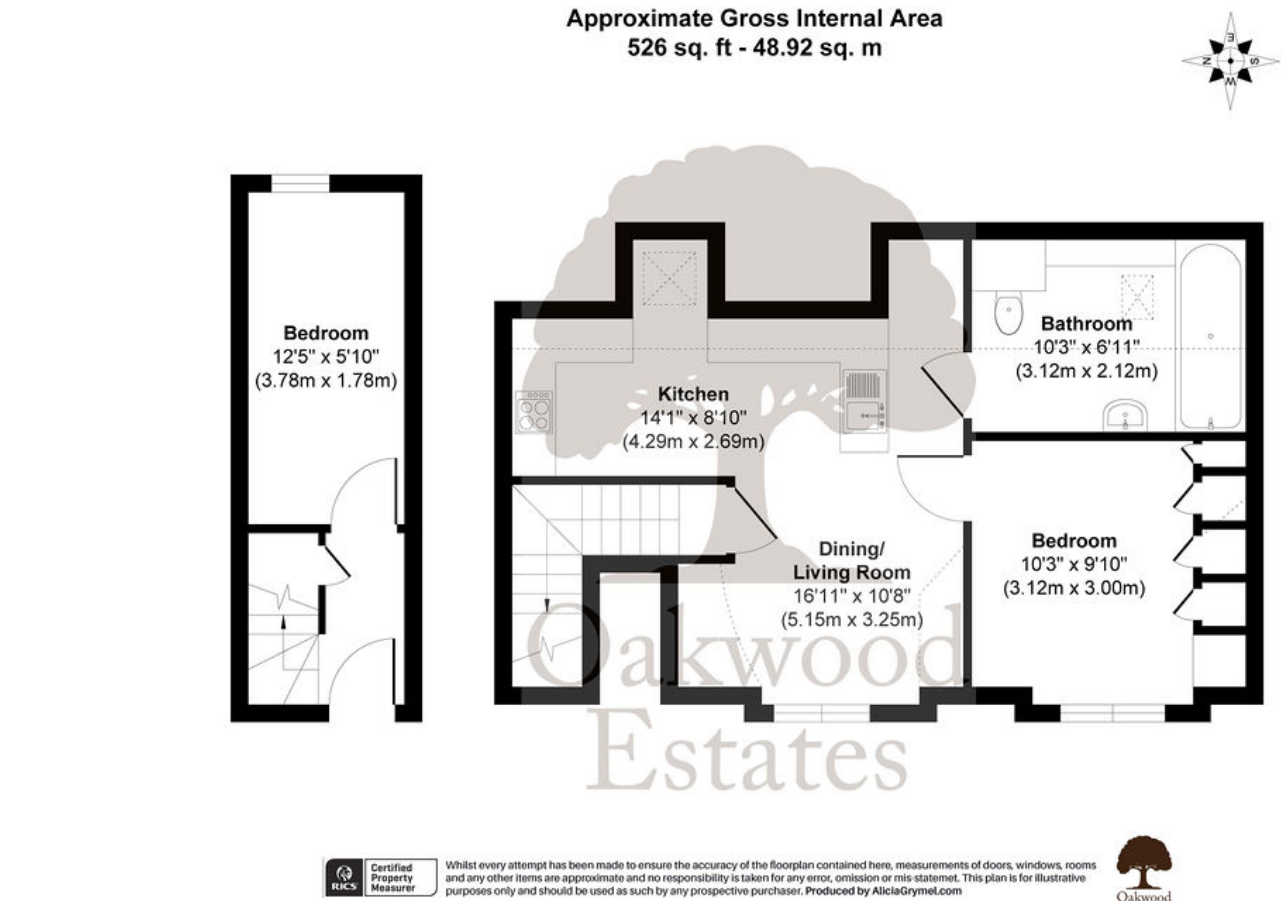
Bridge Road is well located for public transport, with Uxbridge Underground station approximately 700 metres away. Uxbridge The station is the western terminus of both the Metropolitan and Piccadilly lines, providing direct connections into central London and other parts of west London.

The area is also served by a comprehensive bus network, with routes connecting Uxbridge to destinations including Heathrow, Hayes, Ruislip, Southall, White City and Hounslow. This makes the property particularly convenient for commuters, students and residents travelling around west London.

Council Tax

Band C

Floor Plan



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.

