



- TWO Bedroom House
- Quiet Cul-De-Sac
- Gas Central Heating & Double Glazing
- Downstairs W/C
- Private Rear Garden

- Uxbridge Town Centre
- Modern Fitted Kitchen
- Close To Tube Station
- Off Street Parking Space
- EPC Rating C

A charming and well-presented TWO bedroom home tucked away in a peaceful North Uxbridge cul-de-sac, just moments from the town centre and Underground Station.

Built in the 1980s this attractive property offers light-filled, well-proportioned accommodation throughout, creating an ideal home for first-time buyers or downsizers.

The ground floor comprises an entrance hallway with a guest cloakroom, a modern fitted kitchen separate from the spacious lounge, and doors opening out to a delightful private rear garden with rear access.

Upstairs features two bedrooms — a deceptively large main bedroom and a versatile second room perfect as a guest bedroom, nursery, or home office — along with a contemporary family bathroom.

Further benefits include; gas central heating, double glazing, an allocated parking space and a quiet yet highly convenient location. Scenic walks just moments from the property with Frays River and the Grand Union Canal.

Uxbridge town centre offers an excellent range of shops, cafés, and restaurants, along with the Metropolitan and Piccadilly line services providing direct access to Central London. The A40/M40/M25 motorway network is also within easy reach.

Viewings are strictly by appointment only.

Price: Guide Price £420,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: D

Broadband type: Upto: Ultrafast 1800 Mbps d/l - 220 Mbps u/l

Mobile Coverage:

EE-Good outdoor

Three- Good outdoor, variable in-home

O2- Good outdoor, variable in-home

Vodafone- Good outdoor, variable in-home

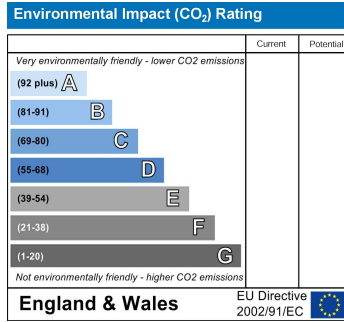
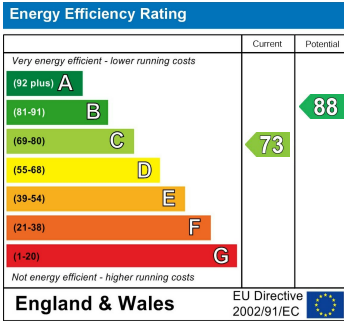
*Please note all dimensions and descriptions are to be used

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.uk>



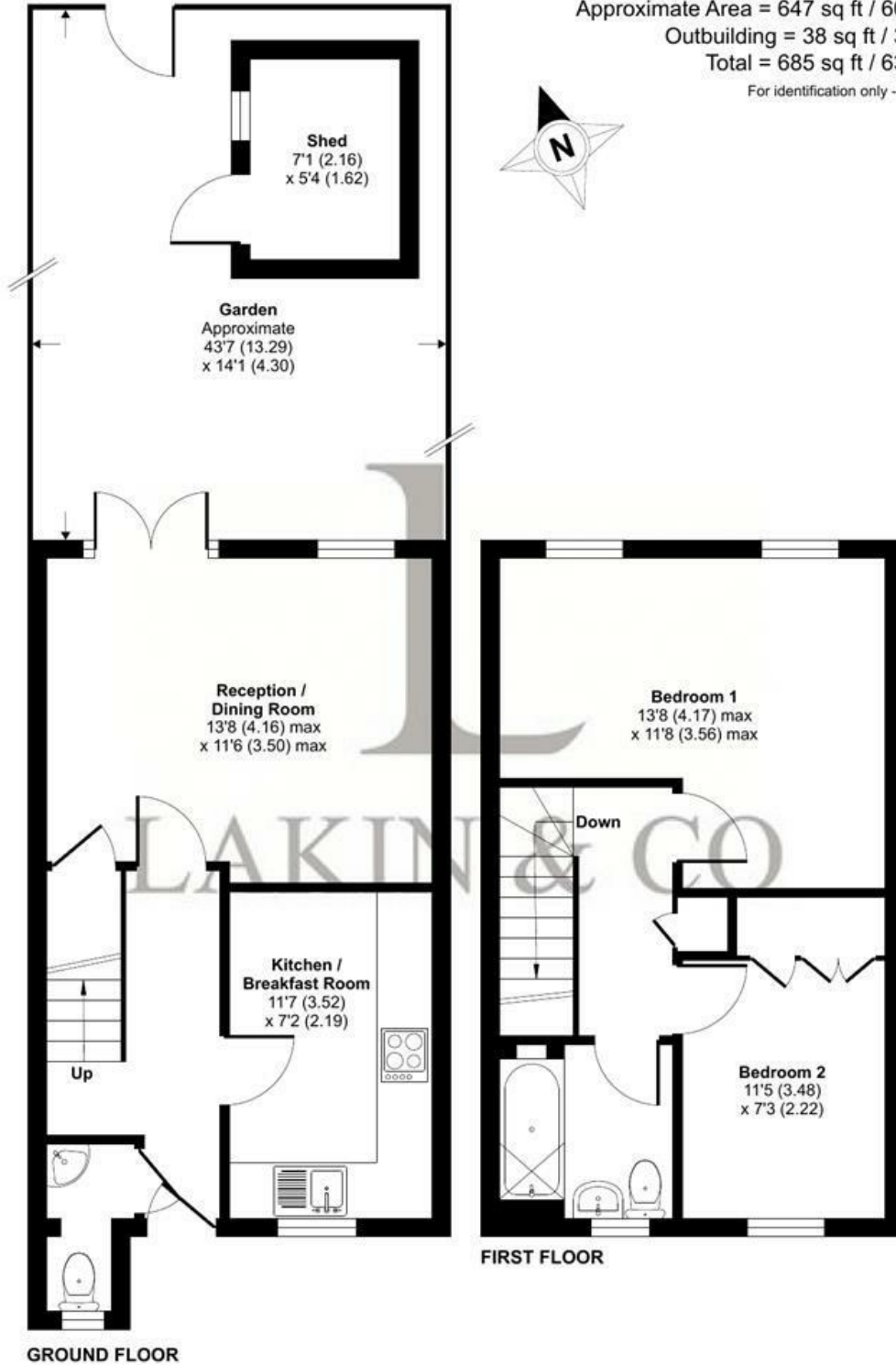






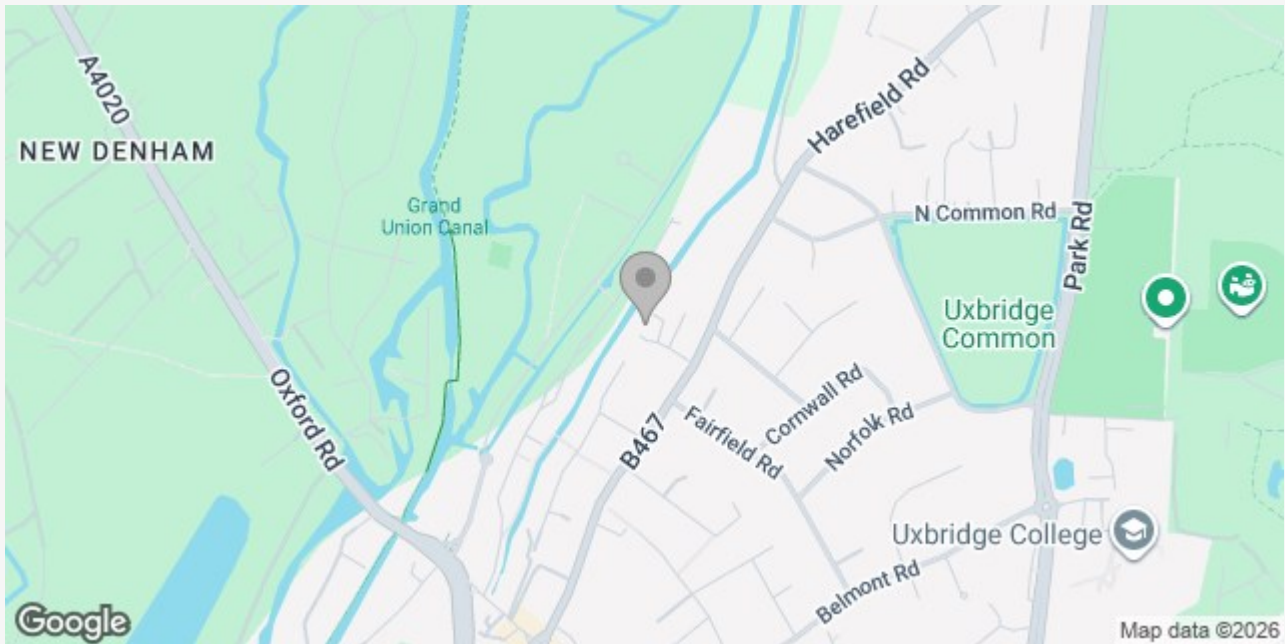
Fairlight Drive, Uxbridge, UB8

Approximate Area = 647 sq ft / 60.1 sq m
 Outbuilding = 38 sq ft / 3.5 sq m
 Total = 685 sq ft / 63.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1364032

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