



The Larches, Uxbridge
£750,000



The Larches

Uxbridge

- Existing 3-bed semi-detached house
- Generous corner plot with approved scope for development
- Planning Reference: 9197/APP/2025/239
- No onward chain – ideal for swift transaction
- Located in a popular residential area with strong demand
- Excellent local amenities, schools, and transport links nearby

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

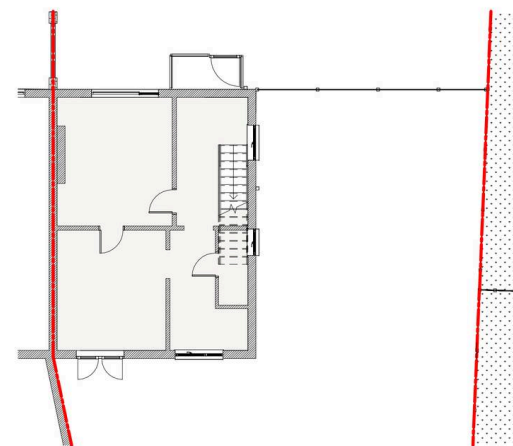


EXISTING

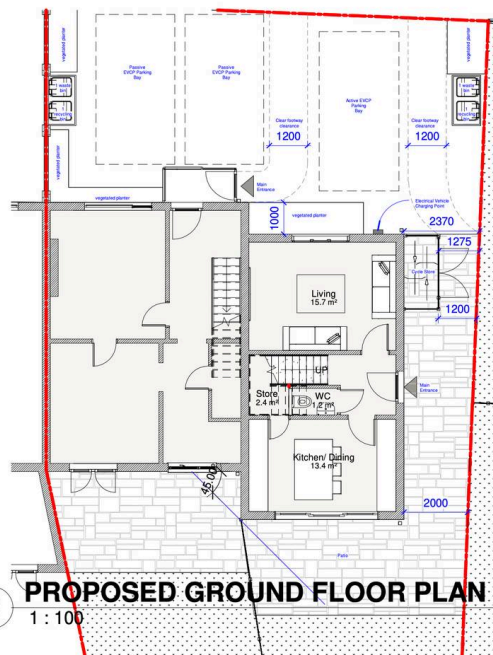


PROPOSED





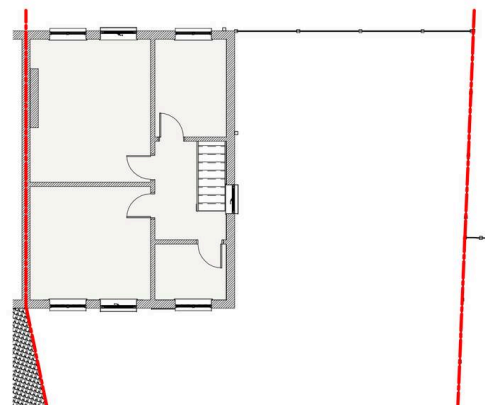
1 EXISTING GROUND FLOOR PLAN
1 : 100



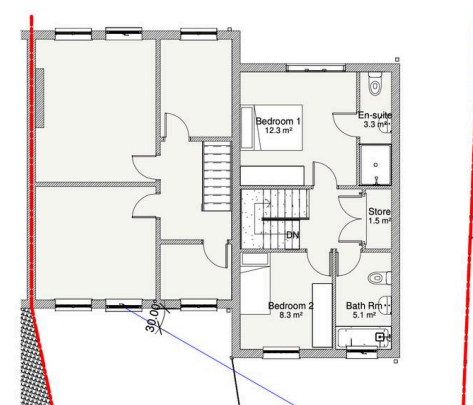
2 PROPOSED GROUND FLOOR PLAN
1 : 100

No.42A
NEW SIDE HOUSE
GROUND FLOOR = 37m²
FIRST FLOOR = 35m²
Total = 72m²
GARDEN = 85m²

NDSS requirement for 2B 3P = 70m²



1 EXISTING FIRST FLOOR PLAN
1 : 100



2 PROPOSED FIRST FLOOR PLAN
1 : 100

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GROUND FLOOR = 37m²
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NDSS requirement for 2B 3P = 70m²



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