

Delfield Crescent

Uxbridge • Middlesex • UB8 2ET
Guide Price: £530,000



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est 1986

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Set on a popular road, this three bedroom semi detached home offers well proportioned accommodation in a fantastic location with close links to the new Elizabeth line and just a short drive from Uxbridge town centre. This makes a perfect house for a growing family as there is already excellent accommodation but also scope to extend either to the rear or add to the current loft space adding a fourth room (STPP).

Three bedroom house

Semi detached

Under floor heating in the kitchen/Diner

Family bathroom

Immaculate Condition throughout

12ft Garden Office

11ft Workshop

Off Street Parking For 2-3 Cars

West Drayton and Uxbridge Station nearby

Potential to extend STPP

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Location

Dellfield Crescent is a residential road situated close to local amenities including Hillingdon Hospital, Brunel University and Stockley business park. There are a number of bus/road links close by creating easy access to Heathrow Airport, the M4 and M25 and Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station. The new Elizabeth Line at West Drayton Station is also a short drive away.

Property

Perfectly positioned is this attractive three bedroom house which has been tastefully decorated and offers superb functionality for the modern family. Inside the property, accommodation comprises porch, hallway with two under stair storage cupboards, 13ft lounge, 12ft dining room that is open plan to the 9ft fitted kitchen. The first floor has a two 13ft bedrooms both with fitted wardrobes, 8ft third bedroom and family bathroom. There is a large loft with a Velux window and drop down ladder.

Outside

The front of the property has been block paved to create off street parking for two cars. The side access then leads to the immaculately presented rear garden that benefits from a patio area, lawn, 12ft garden office, 11ft workshop and bike shelter.



Schools:

Cowley St Laurence CofE Primary School 0.2 miles
Pield Heath House RC School 0.6 miles
Whitehall Junior School 0.8 miles



Train:

Uxbridge 1.2 miles
West Drayton 1.3 miles
Iver 1.8 miles



Car:

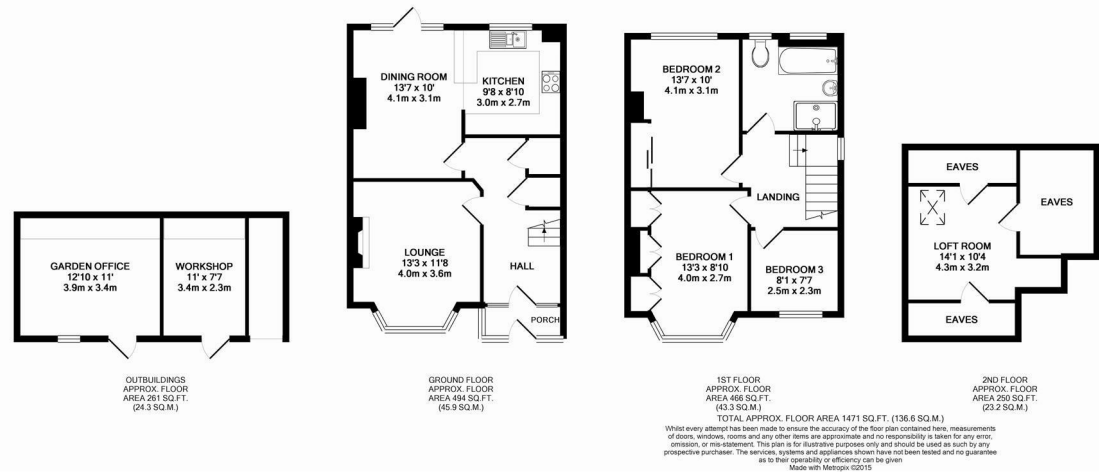
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)

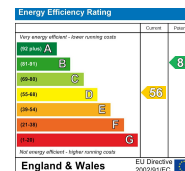


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