

Deblin Drive

Uxbridge • Middlesex • UB10 0GF

Guide Price: £625,000



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Located in the sought after St Andrews Park, Uxbridge, this charming semi-detached house offers a perfect blend of comfort and modern living. With three well proportioned bedrooms, this property is ideal for families or those seeking extra space.

To the front of the property is the modern kitchen, which boasts contemporary fittings and ample storage as well as a glass veranda allowing natural light and an area of relaxation.

The spacious garden is a true highlight of this property, it presents a wonderful outdoor space. In addition there is a garage to the side of the property (22'9" x 10'6").

Semi-detached family home

Three spacious bedrooms

Modern kitchen

Well maintained rear garden

Glass Veranda

Two bathrooms

Spacious garage

Easy access to highly regarded schools

Nearby to numerous transport links

Walking distance to numerous amenities

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.

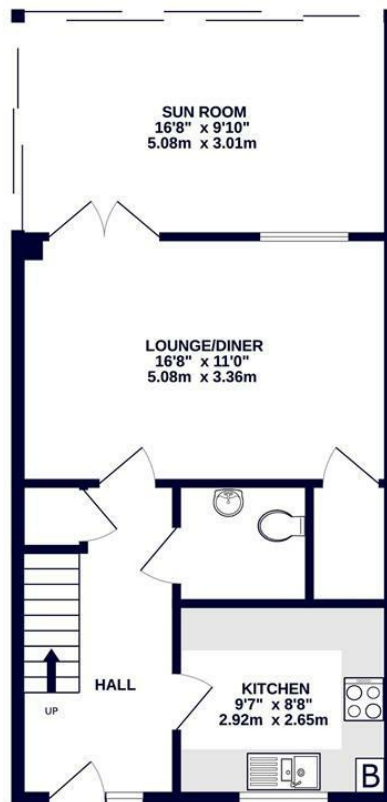




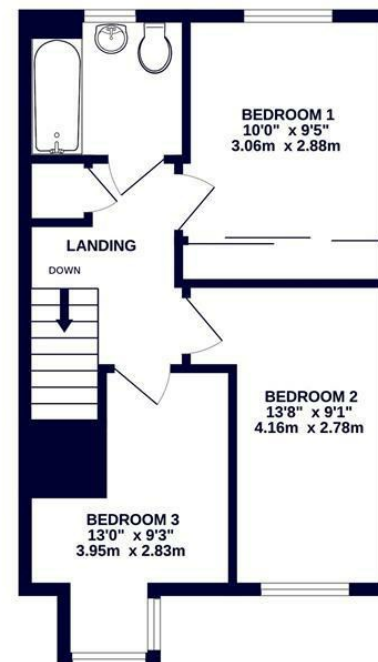
OUTBUILDING
239 sq.ft. (22.2 sq.m.) approx.



GROUND FLOOR
582 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (1-10)		
A+ (11-15)		
A (16-20)		
B (21-25)		
C (26-30)		
D (31-35)		
E (36-40)		
F (41-45)		
G (46-50)		
Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.