









Norfolk Road, Uxbridge, UB8 1BL

£825,000

- Three Bedrooms
- Side Space For Extension (Stpp)
- Modern Designer Bathroom
- Views Of Uxbridge Common
- Garage Via Own Driveway

- Extended
- Large Frontage / Driveway
- Detached Family Home
- Easy Reach Of Vyners School
- Stunning Landscaped Gardens

# **Description**

This family home enjoys accommodation comprising of a welcoming entrance hallway, ground floor w.c, two interconnecting reception rooms that could also be a through lounge, this area is filled with natural light from dual aspect windows and doors that over look the gardens. The sleek kitchen includes integrated appliances and a work surfaces, the extension is access off the kitchen and creates perfect breakfast room with views of the gardens.

The first floor provides three double bedrooms, with built in wardrobes in the two largest rooms, Finally the show piece designer bathroom completes the first floor.

#### Outside

The property embraces a large plot with great possibilities for future extensions (stpp). The large driveway provides off street parking and access to the garage. The stunning rear garden is beautifully maintained with a large lawn, attractive borders and patio area.

### **Situation**

Norfolk Road is a sought after location on the north side of Uxbridge that overlooks Uxbridge Common. The property is within easy reach of Uxbridge town centre with its multitude of shops, restaurants, bars, bus links and Uxbridge Metropolitan/Piccadilly line train station. There are a number of well-regarded local schools within close proximity including Hermitage primary and Vyners secondary school. There are excellent road links close by with A40/M40 and M4 offering access to London, Heathrow and the Home Counties.



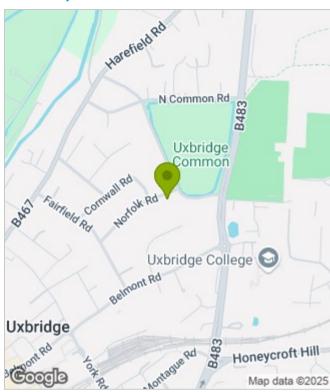




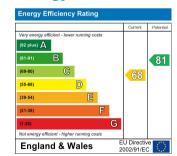
#### Floor Plans

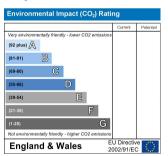
# Norfolk Road, Uxbridge, UB8 Approximate Area = 1315 sq ft / 122.2 sq m (includes garage) For identification only - Not to scale Bedroom 3 10'2 (3.10) x 8'6 (2.59) Bedroom 1 Bedroom 2 13'1 (3.99) 12' (3.66) x 11'2 (3.40) x 10'6 (3.20) FIRST FLOOR Sitting Room 13'9 (4.19) Kitchen 13'4 (4.06) x 9' (2.74) x 8'10 (2.69) Garden Approximate 43'10 (13.37) x 42'7 (12.98) Reception Room Dining Room 12'9 (3.89) x 12' (3.66) 13'1 (3.99) x 12'9 (3.89) **GROUND FLOOR** Garage 16'9 (5.11) x 9' (2.74) oor plan produced in accordance with RICS Property Measurement Standards incorporating emational Property Measurement Standards (IPMS2 Residential). © nichecom 2023, oduced for Aliday & Miller, REF: 969942. & ALLDAY MILLER

## **Area Map**



# **Energy Performance Graph**





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