









Lees Road, Uxbridge, UB8 3AS £900,000

- Four/ Five Bedrooms
- Designer 30ft Kitchen Breakfast Room
- Gated Driveway and Parking For at least 6 Cars
- Fitted Wardrobes
- Great Location For Transport an Schools

- Substantial Outbuilding
- Two Bathrooms
- 2238 Sq Ft Of Space
- Under Floor Heating

# **Description**

This stunning family home comprises of a welcoming entrance hallway, spacious bedroom, a downstairs WC, sleek fitted kitchen with dining area giving access to the private rear garden.

To the first floor the accommodation boasts another three well proportionate bedrooms with a family bathroom.

A front driveway benefiting from off road parking for multiple vehicles . To the rear a private garden mainly laid to lawn with a patio area. A further bedroom and kitchen /reception room in the outbuilding to the back of the garden.

### **Situation**

Lees Road is a residential road close to Hillingdon hospital and just a short walk from the ofsted outstanding Hillingdon Primary school, Bishopshalt senior school and Brunel University. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station.







# Floor Plans



11.31 max x

First Floor

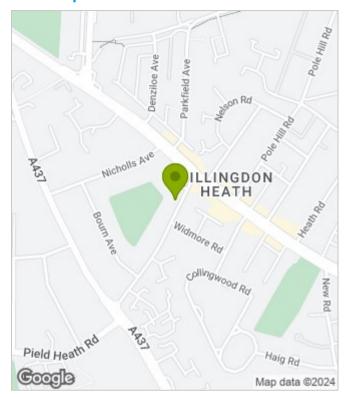
**Ground Floor** 

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

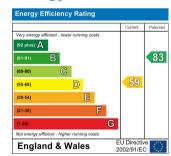


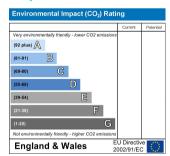
### **Area Map**

For identification only - Not to scale



## **Energy Performance Graph**





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