

**ALLDAY  
& MILLER**



Derby Road, Uxbridge, UB8 2ND  
£620,000

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Derby Road, Uxbridge, UB8 2ND

**£620,000**

- Four Double Bedrooms
- Two Bathrooms
- Available with No Onward Chain
- Close To Well Regarded Schools
- 5 Miles from Heathrow Airport
- Detached 1457 sq ft
- Paved Driveway
- 0.4 Miles to Uxbridge Underground Station
- Large 24ft Kitchen Diner

## Description

This versatile floorplan currently provides an entrance hallway, large 24 ft open plan living/kitchen area with integrated appliances. This room provides access to the garden via patio doors, two front aspect double rooms and a shower room complete the ground floor. The first floor has three further double bedrooms, with built-in wardrobes and a modern family bathroom.

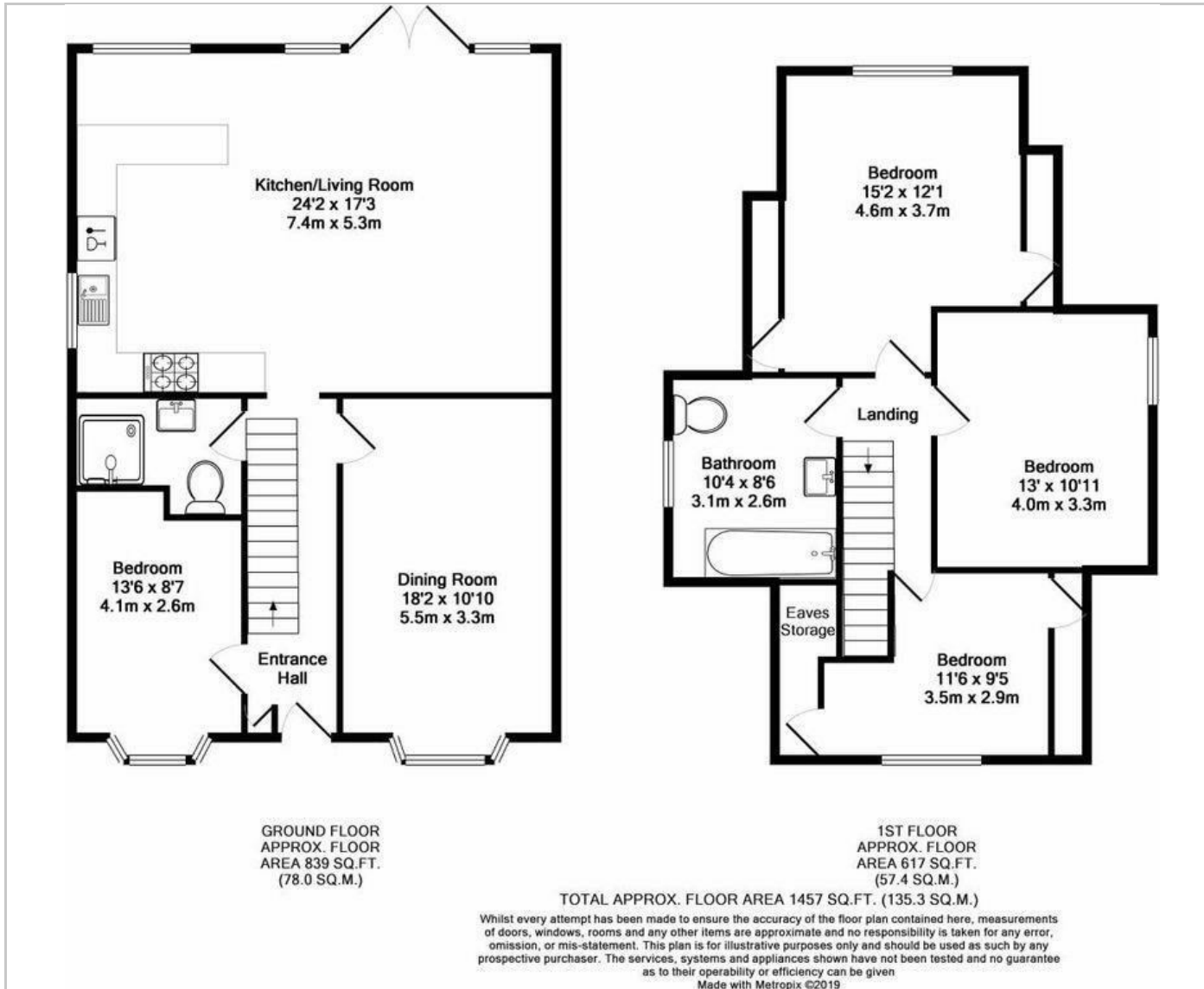
The front enjoys a paved driveway for parking. The rear garden is approx. 65ft with a lawn and patio area.

## Situation

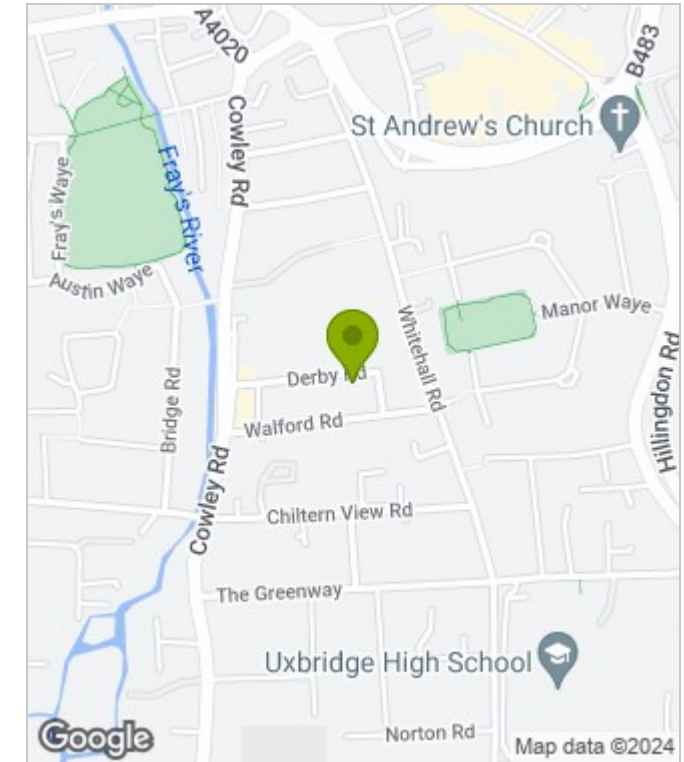
Derby Road is situated a short walk from Uxbridge town centre and all its many amenities, including Intu and The Pavilions shopping centres, a number of highly regarded restaurants and bars along with its Metropolitan/Piccadilly line station. The area is well served by well-regarded primary and secondary schools and the M25/M40 and A40 with their direct links to London and the home counties, are just a short drive away.



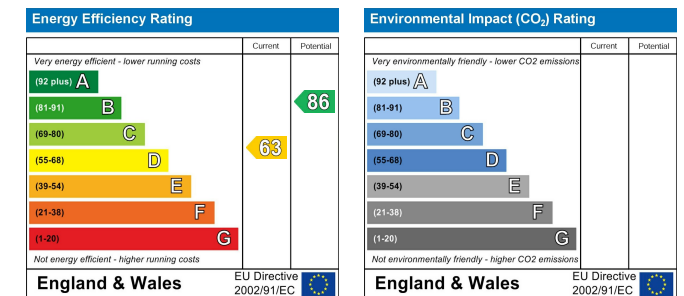
## Floor Plans



## Area Map



## Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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