

ALLDAY  
& MILLER



Iver Lane, Uxbridge, UB8 2JD  
£625,000

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**£625,000**

- Three Bedroom Semi Detached
- Potential for Extensions (Subject to Planning)
- Conservatory
- Fantastic Links by Rail & Road
- Nearby to Highly Regarded Schools
- Garage Via Own Driveway
- Off Street Parking
- Large Private Garden
- Two Reception Rooms
- Nearby to Crossrail (West Drayton)

## Description

The accommodation on offer comprises of a welcoming entrance hall, bright and spacious reception lounge which flows effortlessly into the dining room with an attractive fireplace that in turns leads into the conservatory ( can be accessed via the kitchen or dining room) with sliding doors overlooking and providing access to the rear garden and completing the ground floor is a modern kitchen.

The first floor enjoys three bedrooms, two with fitted wardrobes and a family bathroom.

To the front there is a paved driveway creating space for off road parking, also giving access to the garage. To the rear a private, secluded garden with a lawn and patio area ideal for outside dining and entertainment.

## Situation

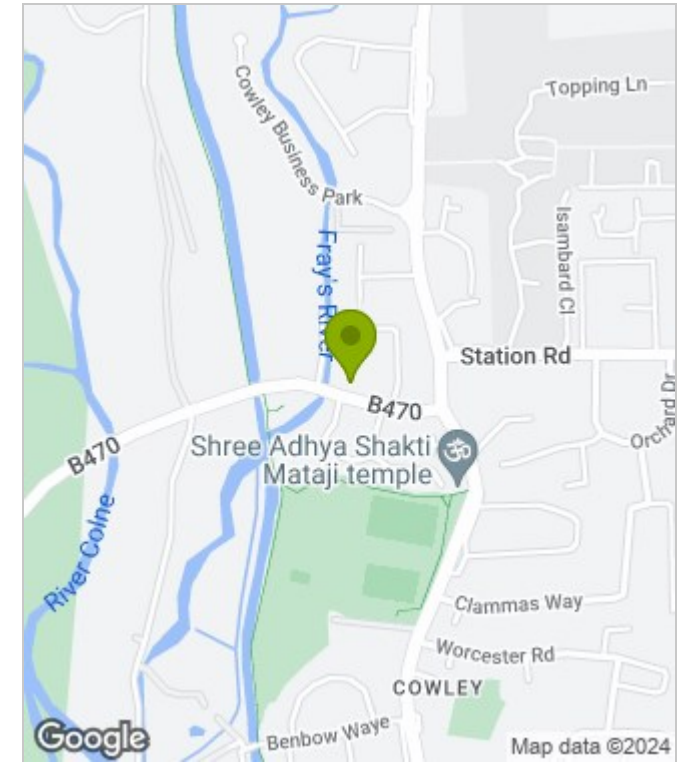
Iver lane is situated close to local amenities including Hillingdon Hospital, Brunel University and Stockley business park. There are a number of bus/road links close by creating easy access to Heathrow Airport, the M4 and M25. Uxbridge town centre just moments away with its variety of shops, restaurants, bars and Piccadilly/Metropolitan line train station. A number of highly regarded schools within the local area including Whitehall Junior School and Uxbridge High Secondary School.



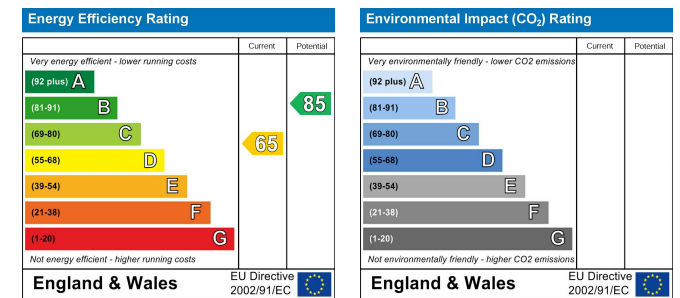
## Floor Plans



## 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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