









Iver Lane, Uxbridge, UB8 2JD

£610,000

- 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.







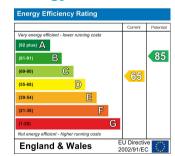
# Floor Plans

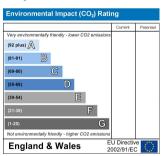
#### Iver Lane, Uxbridge, UB8 Approximate Area = 1155 sq ft / 107.3 sq m Garage = 209 sq ft / 19.4 sq m Total = 1364 sq ft / 126.7 sq m For identification only - Not to scale Garage 6.61 x 2.89 Garden 25.24 max x 8.29 max 82'10 x 27'2 P - - -Conservatory 16'7 x 9'4 Bedroom Dining Room 3.08 x 2.05 3.58 max 4.10 max x 10'1 x 6'9 13'5 x 11'9 3.56 max 12.89 max x 3.09 min 42'3 x 10'2 Reception Room 3.93 max x 3 95 max x 3.25 max 2 39 x 2 33 12'11 x 12'4 13'0 x 10'8 First Floor 8.38 max x 5 97 max **Ground Floor O** ALLDAY Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. MILLER Produced for Allday & Miller.

### **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 firms employment has the authority to make or give any representation or warranty in respect of the property.