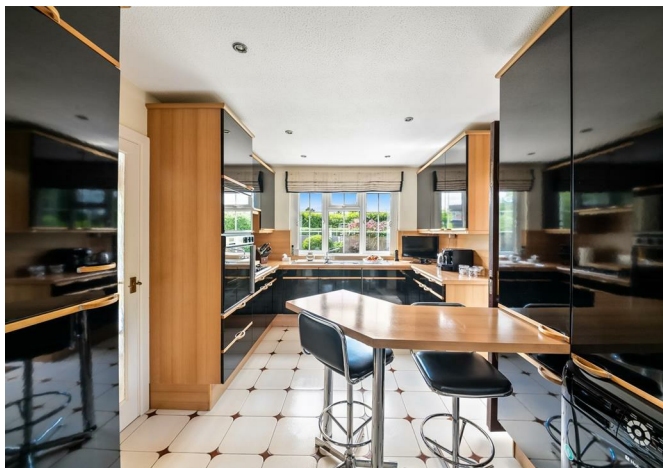


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& MILLER



Squirrels Close, Uxbridge, UB10 9NY  
£880,000

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## Squirrels Close, Uxbridge, UB10 9NY

**£880,000**

- Four Double Bedrooms
- UPVC Double Glazing
- New Valiant Boiler
- Potential with Extension Options
- Electric Garage Door
- Four Car Driveway
- Located on Sought After Quiet Cul De Sac
- South West Facing Rear Garden
- No Chain
- Walking Distance to Hillingdon Train Station & Court Park

## Description

This stunning home creating the perfect space for family living, comprises a welcoming entrance, downstairs WC, large reception room which gives access to the rear garden, a dining room which flows into the sleek fitted kitchen.

Rising to the first floor there are four generously sized bedrooms (master with en suite) and a family bathroom to complete.

To the front, the property enjoys a spacious driveway benefiting from off street parking for multiple vehicles, also providing access to the garage.

To the rear a beautiful south-west facing private garden with large lawn, mature border bedding and spacious patio area.

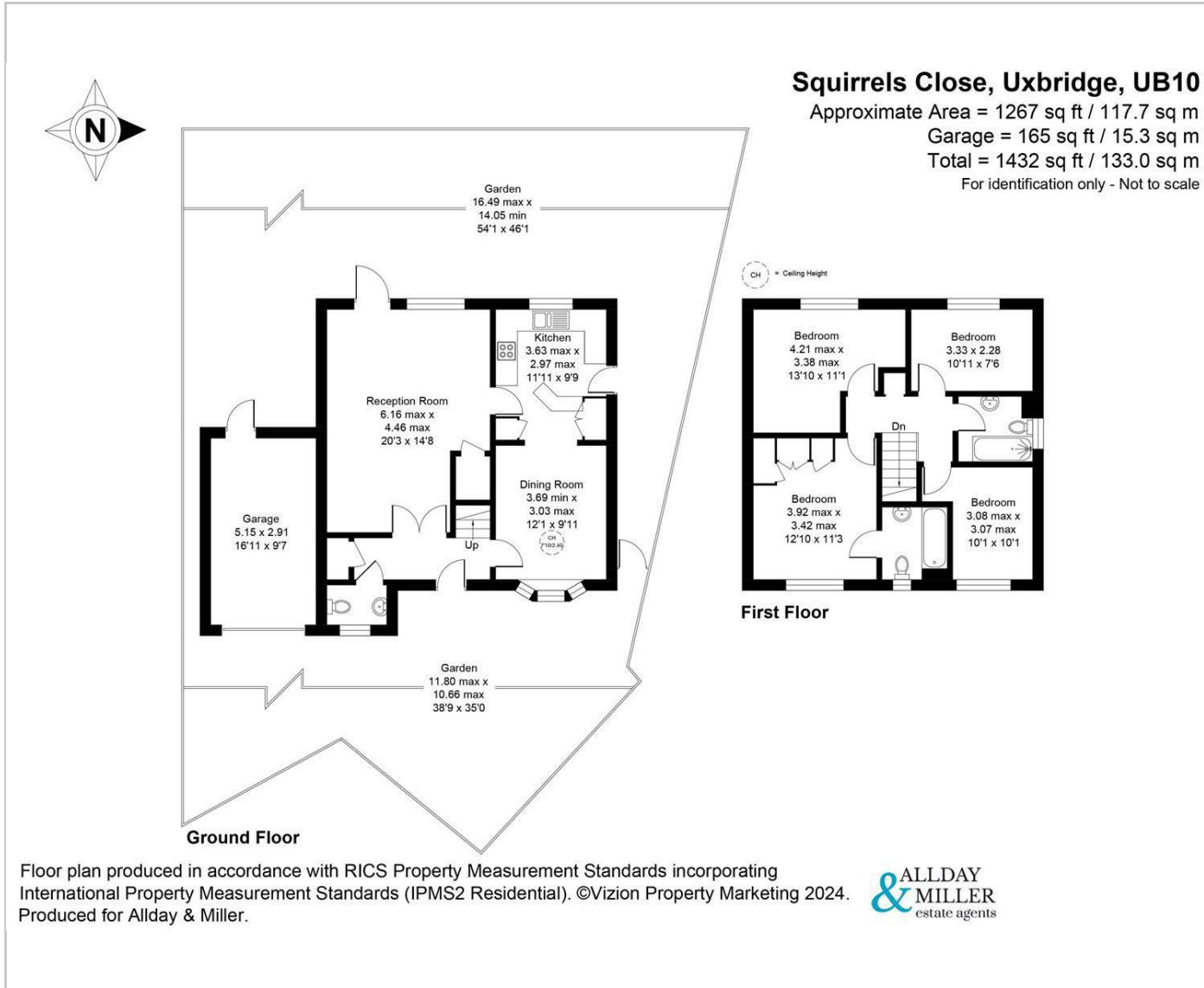
The footprint of the property offers tremendous scope for a full wraparound extension, potentially adding significant additional living space as well as potential for a family annexe / 5th bedroom. Potential with extension options, drawings are available upon request.

## Situation

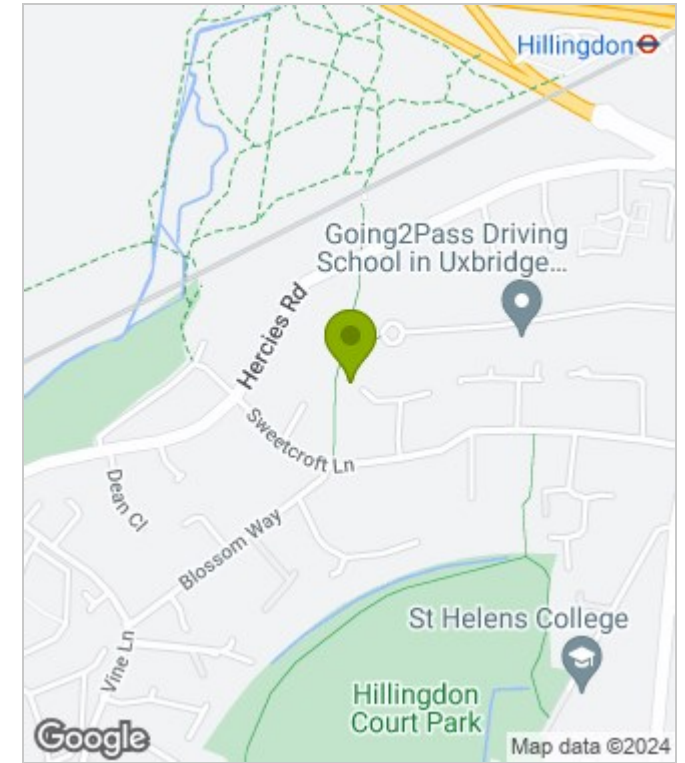
Squirrels Close is situated off Sweetcroft Lane in one of the prime locations in Hillingdon. All of the every-day amenities are within easy reach, close to Uxbridge town centre, with its' variety of local shops, cafes and restaurants all just a few minutes away. Abundant green spaces and parks all close by, with a wide selection of excellent transport links within 5-minutes, including Uxbridge and Hillingdon, both with Metropolitan & Piccadilly tube lines. Close by bus links to Brunel University, Hillingdon Hospital and Uxbridge College. Highly regarded schools in the local area include Oak Farm Primary, Oak Wood secondary, Vyners secondary, Douay Martyrs Secondary.



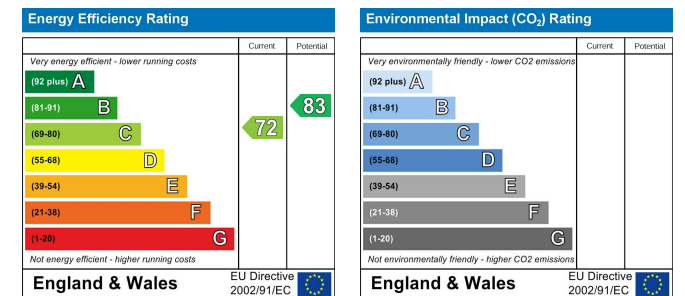
## Floor Plans



## 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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