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& MILLER



Dellfield Crescent, Uxbridge, UB8 2EU  
£585,000

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## Dellfield Crescent, Uxbridge, UB8 2EU

**£585,000**

- Three Bedrooms
- Good Condition Throughout
- Stunning Open Plan Kitchen Diner
- Brick Built Outhouse Perfect for Office
- Sought After Location
- Extended to Rear
- Two Bathrooms & Separate Utility Room
- Off Street Parking
- Quiet Residential Road
- Close to Elizabeth, Metropolitan & Piccadilly Lines

## Description

This well presented family home comprises of an inviting entrance, reception room with air conditioning & underfloor heating, downstairs WC & shower room, utility room, dining room which flows effortlessly into sleek fitted kitchen which has underfloor heating, air conditioning and bifold doors overlooking and providing access to the rear garden.

Rising to the first floor enjoys three bedrooms and a family bathroom suite.

A front driveway creating space for off street parking. To the rear boasts a private garden with an outbuilding room, perfect for extra storage space.

## Situation

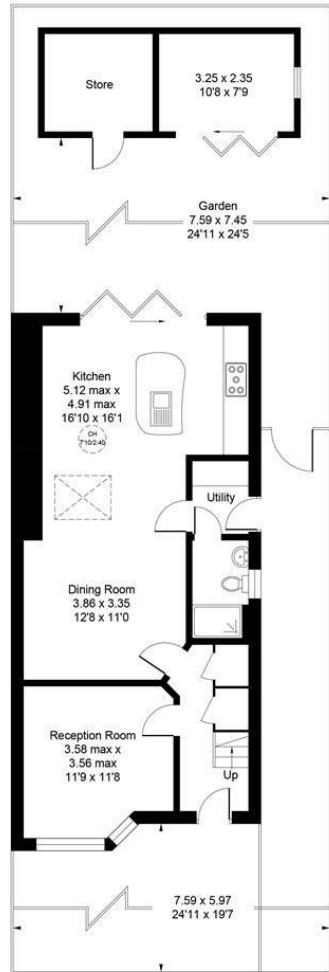
Dellfield Crescent is a residential road situated close to local amenities including Hillingdon Hospital, Brunel University and Stockley business park. There are a number of bus/road links close by creating easy access to Heathrow Airport, the M4, M25 and M40. Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station as well as being well connected to the Elizabeth Line.



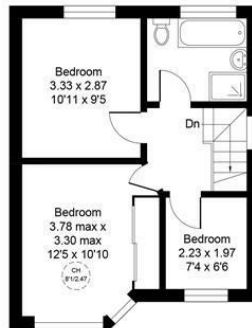
## Floor Plans

### Dellfield Crescent, Uxbridge, UB8

Approximate Area = 1075 sq ft / 99.9 sq m  
 Outbuilding = 152 sq ft / 14.1 sq m  
 Total = 1227 sq ft / 114.0 sq m  
 For identification only - Not to scale



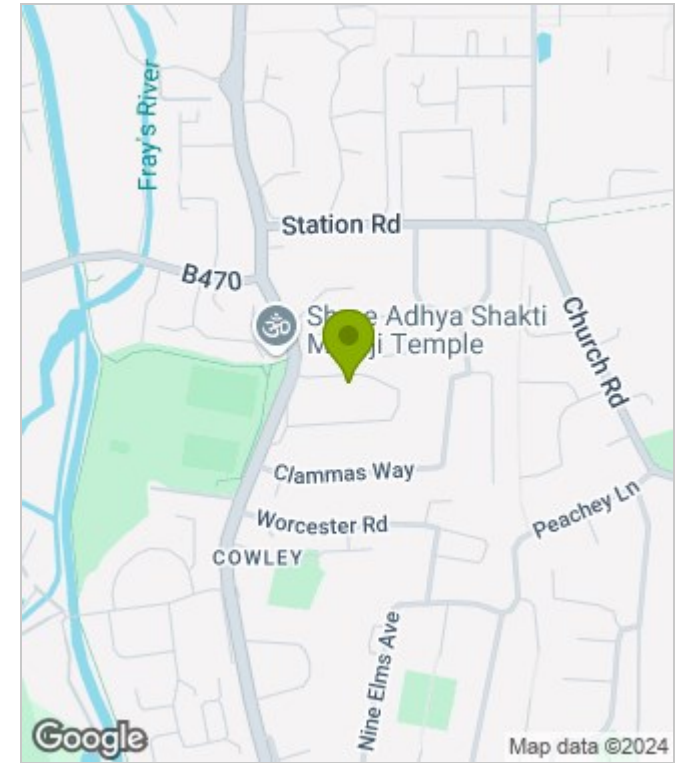
CH = Ceiling Height



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.

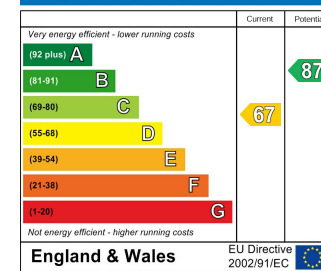


## Area Map

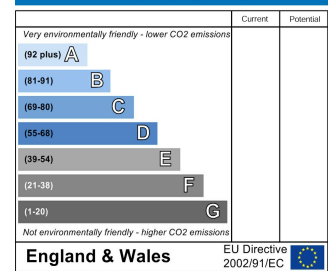


## Energy Performance Graph

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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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