

ALLDAY  
& MILLER



Nine Stiles Close, Uxbridge, UB9 4BA  
£450,000



3D



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**£450,000**

- Two Bedrooms
- Quiet Cul De Sac
- Scope for Further Extension (STPP)
- Good Condition Throughout
- Easy Access To M40 & M25
- One Bathroom
- No Upper Chain
- Close To Uxbridge Town Centre
- Semi Detached
- Off Street Parking

## Description

Versatile and spacious this family home comprises of a welcoming entrance porch, a light filled reception/ dining room, a modern fitted kitchen with patio doors giving access to the garden.

To the first floor enjoys two bedrooms ( master with fitted wardrobes and ample of storage space).

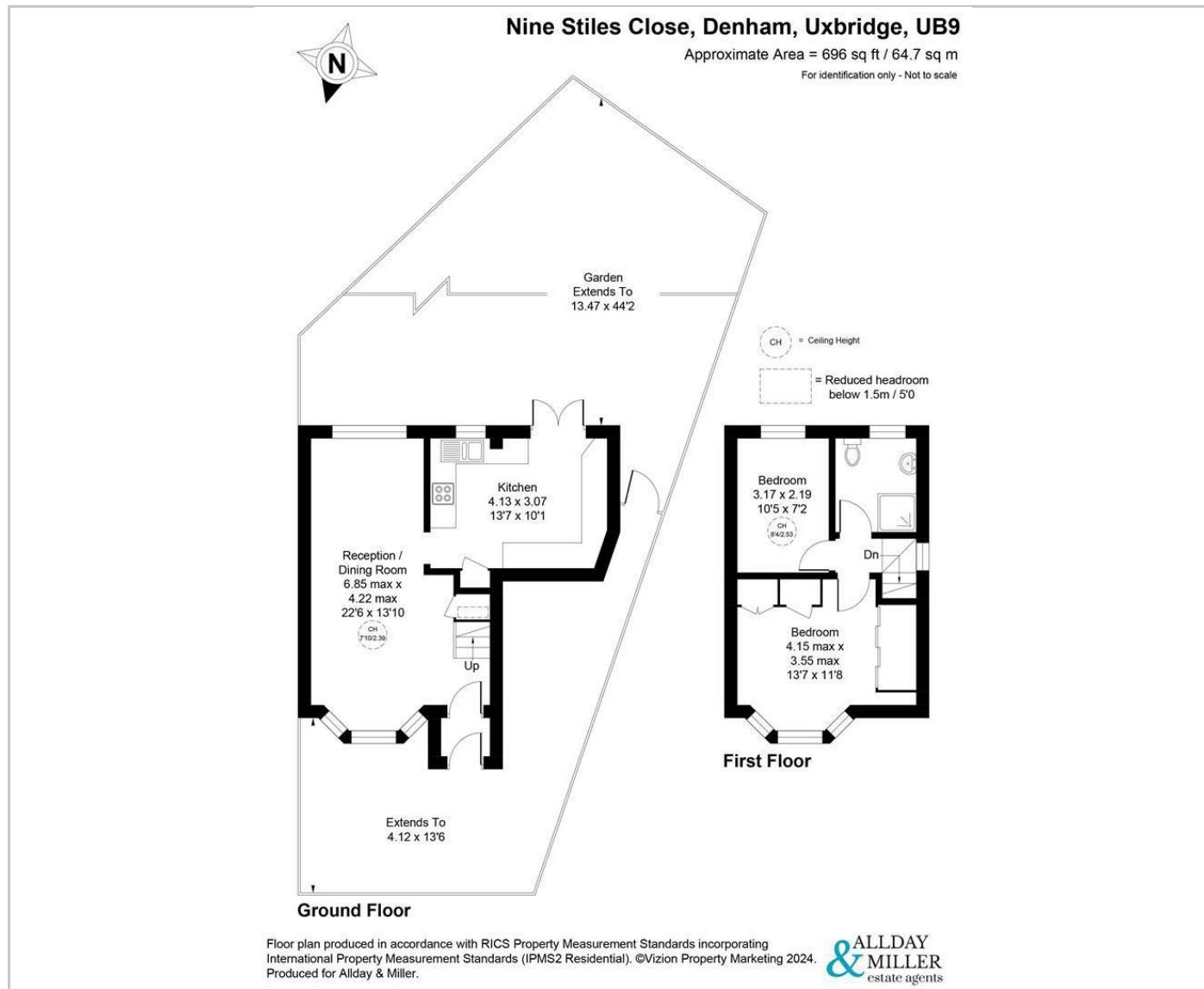
Externally there is a front driveway with space for off street parking. To the rear enjoys a private garden mainly laid to lawn with a patio area, perfect for outside dining and entertainment.

## Situation

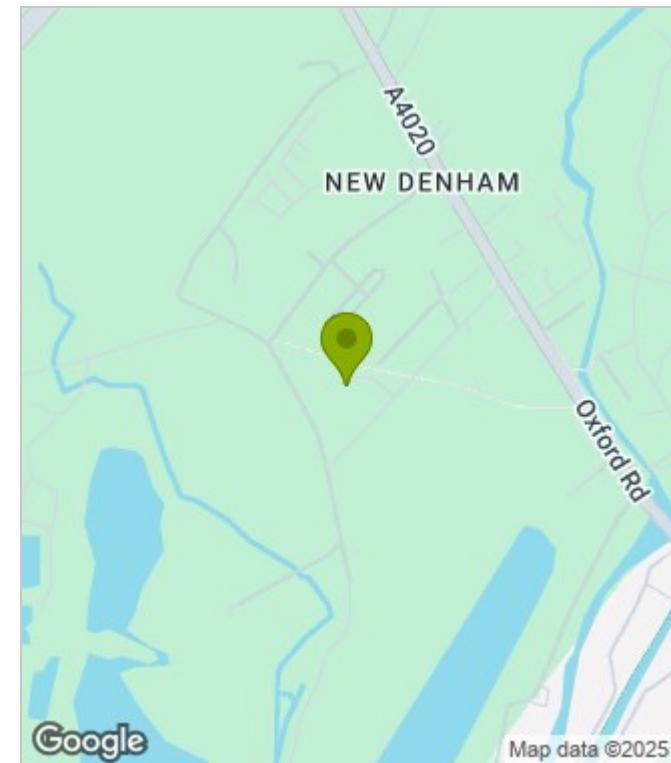
Nine Stlies Close is a small cul-de-sac nestled away just off the Oxford Road in New Denham. The property is positioned just a short stroll from Uxbridge Town Centre and all it's amenities, including multiple shopping facilities, restaurants, bars, coffee shops, gyms and a cinema. Also the Metropolitan/Piccadilly line tube station making the journey into central London a breeze. The A40/M40 and M25 are within easy reach along with Hillingdon Hospital, Brunel University, Stockley Business Park and Heathrow airport. The area is served by a number of highly regarded schools including St Marys Catholic Primary school and Uxbridge High school.



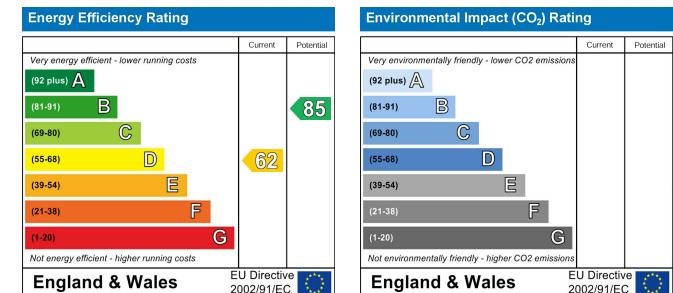
## Floor Plans



## Area Map



## Energy Performance Graph



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