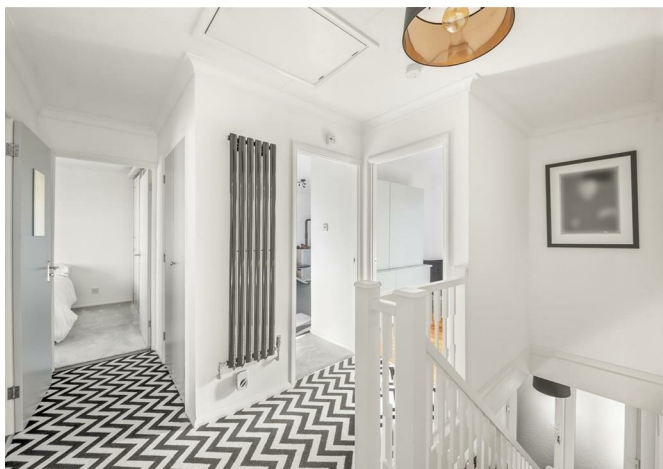


ALLDAY
& MILLER



Squirrels Close, Uxbridge, UB10 9NY
£900,000

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Squirrels Close, Uxbridge, UB10 9NY

£900,000

- Four Bedrooms
- Stunning Condition
- Two Bathrooms
- Sought After Cul-De-Sac
- Walking Distance to Hillingdon Station
- Detached House
- Open Plan Kitchen/Diner
- Utility Room
- Close to Highly Regarded Schools
- Downstairs WC

Description

This property is in stunning condition and is ideally suited for families seeking a comfortable and stylish home in a desirable location. Comprising of a spacious reception room, downstairs WC, utility room and a sleek fitted kitchen/dining room with bifold doors overlooking the garden.

The first floor enjoys four well-proportioned bedrooms, the master bedroom features an ensuite bathroom whilst the family bathroom serves the other bedrooms with ease.

The exterior of the property features a front drive way for off street parking, also access to the garage. The rear is a beautiful private garden mainly laid to lawn, perfect for outside dining and entertainment.

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.



Squirrels Close, Uxbridge, UB10
Approximate Area = 1628 sq ft / 151.2 sq m
(Including Garage)
For identification only - Not to scale

Ground Floor

The ground floor plan shows a large rectangular layout. At the top is a Garden measuring 15.10 x 12.58 (49'6" x 41'3"). Below the garden is a Kitchen / Dining Room measuring 6.46 x 3.10 (21'2" x 10'2"). To the left of the kitchen is a Utility room measuring 3.40 x 2.12 (11'2" x 6'11"). Below the utility is a Garage measuring 5.51 max x 3.49 max (18'1" x 11'5"). To the right of the garage is a Reception Room measuring 4.55 x 4.21 (14'11" x 13'10"). A staircase labeled 'Up' is located between the garage and the reception room. At the bottom of the plan is a large area measuring 13.05 x 6.17 (42'10" x 20'3").

First Floor

The first floor plan shows a central staircase labeled 'Dn'. To the left of the stairs is a Bedroom measuring 5.83 max x 3.47 max (19'2" x 11'5"). To the right of the stairs are three bedrooms: one measuring 3.63 max x 2.70 max (11'11" x 8'10"), another measuring 4.30 max x 3.69 max (14'1" x 12'1"), and a third measuring 2.91 max x 2.73 max (9'7" x 8'11"). A bathroom is located between the top two bedrooms. A legend indicates 'CH = Ceiling Height' with a circular icon.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025.
Produced for Allday & Miller.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		70 81	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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