









The Meads, Uxbridge, UB8 3NE

£950,000

- Five Bedroom Detached House
- Approx. 3000 Sq Ft
- Wide Plot Measuring 70ft
- Modern Kitchen Breakfast Room Extension
- Quiet Cul De Sac Location Close To Uxbridge
  Study and Utility Room

- Extended To The Side and Rear
- Two Garages Both Via Own Driveway
- Three Reception Rooms
- 22ft Master Bedroom With En suite

# **Description**

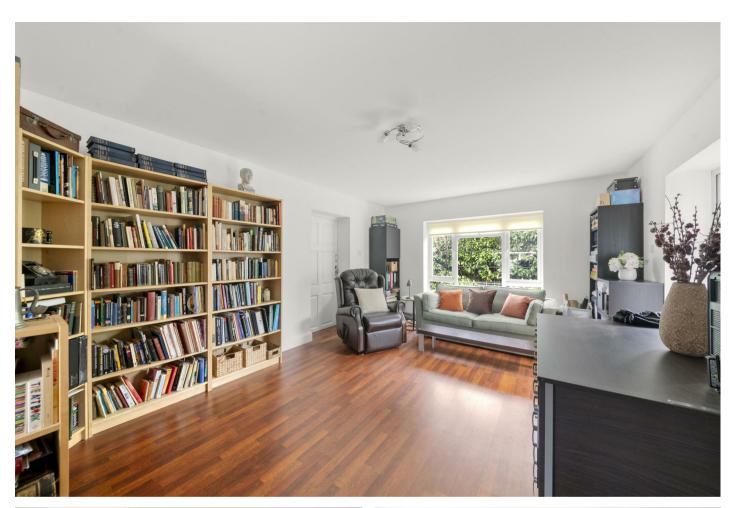
This splendid family home offers an impressive 2,979 sq ft of living space, perfect for those seeking both comfort and style. The property boasts two spacious reception rooms (one with bifold doors with access to the garden) a large fitted kitchen breakfast room and dining room, downstairs WC, utility and a shed.

The first floor with five well-proportioned bedrooms, including the 22ft master with an ensuite bathroom and fitted wardrobes giving ample of storage space.

Outside there is a front drive way with access to two garages, and a space for off street parking. To the rear is a beautiful private garden featuring both decking and a lawn area, perfect for outside dining.

## **Situation**

The Meads located just off church road within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants, coffee shops and bars. The Metropolitan and Piccadilly line from Uxbridge station making the journey into central London a breeze. Brunel University, Hillingdon Hospital and Stockley Park are also nearby. For the motorist the A40 / M40 is a short drive away giving access to London and the M25. A number of highly regarded schools including Uxbridge High School and Colham Manor primary school.







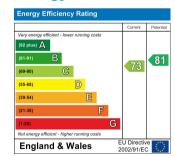
### **Floor Plans**

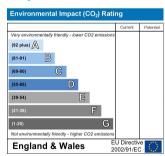
#### The Meads, Uxbridge, UB8 Approximate Area = 2979 sq ft / 276.8 sq m (Including Garages & Shed) For identification only - Not to scale 21.62 x 10.51 70'11 x 34'6 3.08 x 2.31 281 x 275 Kitchen / 9'3 x 9'0 Dining Room 6.94 x 3.49 Reception Room Garage 22'9 x 11'5 8.84 x 3.93 29'0 x 12'11 Bedroom Bedroom Bedroom Redroom 14'10 x 11'0 3.04 x 2.35 Ufility? 6.72 x 3.94 2.98 x 2.47 2.96 x 2.60 10'0 x 7'9 2.65 x 2.57 22'1 x 12'11 8'8 x 8'5 Reception Room 7.74 max x Extends To 25'5 x 14'10 2 74 x 9'0 Garage 4.74 x 2.81 Redroom 4.50 max x Entrance Hall 4.70 max x 3.80 max **Ground Floor** First Floor 3.50 max 14'9 x 12'6 Extends To 15'5 x 11'6 2 68 x 8'10 Extends To Floor plan produced in accordance with RICS Property Measurement Standards incorporating **O** ALLDAY International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. MILLER Produced for Allday & Miller. estate agents

### **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.