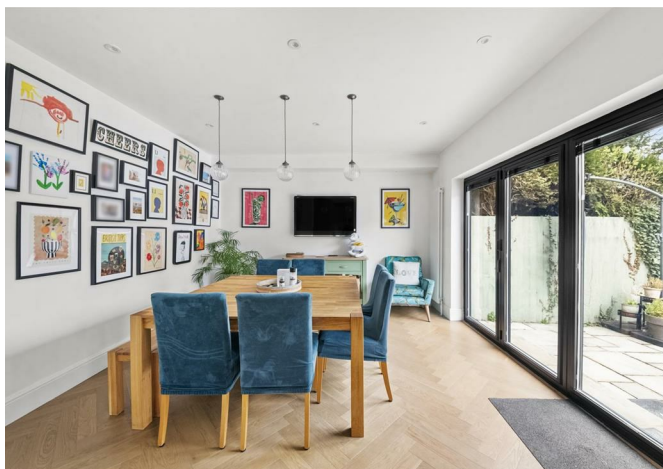


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Gravel Hill, Uxbridge, UB8 1PB
£840,000

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Gravel Hill, Uxbridge, UB8 1PB

£840,000

- Stunning Three/Four Bedroom Home
- 1570 Sq Ft/ 145 Sq M
- Parking For 4/5 Cars
- Easy Reach Of Vyners and Hermitage Schools
- Downstairs W.C.
- Located on Uxbridge Common
- Large Corner Plot
- Modern Open Plan Kitchen Breakfast Room
- Short Walk To Uxbridge Station
- Fitted Wardrobes

Description

This stunning house is a true gem, presented in immaculate condition throughout. As you enter, you are welcomed by a bright and airy family room that sets the tone for the rest of the home, a reception room, alongside a convenient WC and a utility room that adds to the practicality, the fitted kitchen seamlessly flows into the dining area, enhanced by elegant bifold doors that open up to the rear.

Venturing to the first floor, you will find three generous bedrooms and a modern family bathroom completes this level.

Outside, the property features a large front driveway, allowing for off-street parking, a valuable asset in this sought-after location. To the rear is a private garden complete with a well-maintained lawn and a patio area, perfect for entertainment.

Situation

Grave Hill is a highly sought after location on the north side of Uxbridge just moments from Uxbridge Common. The property is within easy reach of Uxbridge town centre with its multitude of shops, restaurants, bars, coffee shops, gyms, cinema, bus links and Uxbridge Metropolitan/Piccadilly line train station. There are a number of well-regarded local schools within close proximity including Hermitage primary and Vyners secondary school. There are excellent road links close by with A40/M40 and M4 offering access to London, Heathrow and the Home Counties.



Gravel Hill, Uxbridge, UB8
Approximate Area = 1570 sq ft / 145.9 sq m
(Excluding Eaves)
For identification only - Not to scale

Ground Floor

Garden
16.01 x 11.40
52'6" x 37'5"

Kitchen / Dining Room
8.82 max x 3.81 max
28'11" x 12'6"

Reception Room
4.64 max x 3.91 max
15'3" x 12'10"

Family Room
4.80 max x 3.39 max
15'9" x 11'1"

Utility

Up

23.50 x 11.20
77'1" x 36'9"

First Floor

Bedroom 2
4.60 max x 3.68 max
15'1" x 12'8"

Bedroom 1
3.78 max x 3.25 min
12'5" x 10'8"

Bedroom 3
3.58 max x 3.38 max
11'9" x 11'1"

Eaves

Eaves

CH = Ceiling Height

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estate agents

A map of the Uxbridge Common area. A green pin marks a location on Harefield Rd. To the north is the A40 road. To the west is the Fray's River. To the south and east are other roads: B467, Fairfield Rd, Cornwall Rd, Norfolk Rd, N Common Rd, and B483. A large green area is labeled 'Uxbridge Common'. The map includes a Google logo and 'Map data ©2025' in the bottom right corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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>		Current Potential	Current Potential	<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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