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Maygoods View, High Road, Uxbridge, UB8 2HG

£520,000





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- Three Bedroom Semi Detached
- Large Garage
- Office
- Nearby to Highly Regarded Schools
- Within Easy Reach of Uxbridge & West Drayton (Crossrail)
- Extended to Ground Floor
- Off Street Parking
- Easy Access to M4/M40/M25/A40
- Spacious Living Area
- Garden Perfect for Outside Entertaining

Description

This charming house presents an excellent opportunity for families seeking a spacious and well-presented home. The property features a bright and airy reception room that seamlessly flows into the dining area, a fitted kitchen completes this level, offering practicality and convenience.

As you ascend to the first floor, you will find three generously sized bedrooms, each designed to provide comfort and tranquillity. The bathroom is also located on this floor, ensuring that all essential amenities are easily accessible.

Externally there is a front garden leads you to the home. To the rear, a private garden awaits, featuring a lawn and a decking area that is perfect for outdoor dining and entertaining. Additionally an outbuilding with garage and an office, providing versatile space. Hardstanding space suitable for a family-sized car accessible from a service road too.

Situation

Maygoods View is situated close to a number of local amenities including Hillingdon Hospital, Brunel University and Stockley Business Park. Just moments from the Grand Union Canal and Little Britain with beautiful walks and scenery. There are a number of bus/road links close by creating easy access to Heathrow Airport, the M4 and M25. Uxbridge station with the Metropolitan & Piccadilly line is just a short drive away along with its high street full of a multitude of shops, restaurant and bars. The property is also within close proximity to West Drayton High Street which has the added advantage of the Elizabeth line. A number of highly regarded schools include Rabbsfarm Primary School, Cowley St Laurence school and Uxbridge High School.



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Approximate Area = 841 sq ft / 78.1 sq m
 Outbuilding = 266 sq ft / 24.7 sq m
 Total = 1107 sq ft / 102.8 sq m
 For identification only - Not to scale

Ground Floor

- Kitchen: 3.30 x 2.71 (10'10 x 8'11)
- Dining Room: 5.28 x 3.08 (17'4 x 10'1)
- Reception Room: 4.38 max x 3.55 max (14'4 x 11'8)

First Floor

- Bedroom 3: 2.41 min x 2.28 max (7'11 x 7'6)
- Bedroom 2: 2.99 x 2.94 (9'10 x 9'8)
- Bedroom 1: 3.65 max x 3.12 max (12'0 x 10'3)
- Bathroom

Outbuilding

- Office: 2.99 x 2.43 (9'10 x 7'11)
- Garage: 5.85 max x 4.23 max (19'2 x 13'10)

(Not Shown In Actual Location / Orientation)

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 | |
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | | <p>Current: 65</p> <p>Potential: 86</p> | <p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p> |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | |

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