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Giles Crescent, Uxbridge, UB10 0QL  
£900,000

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**£900,000**

- Remarkable Five Bedroom Residence
- Garage and Off Street Parking
- 18 Ft Designer Kitchen Breakfast Room
- Close To Outstanding The John Locke Academy
- 17ft Master Bedroom With En Suite Bathroom
- Four Bathrooms
- 2130 SqFt / 197 Sq m
- Exclusive St Andrews Park Development
- Built in The Last Decade by Charles Church
- Study and Dressing Room

## Description

The floorplan provides generously proportioned rooms with a flexible layout. The property measures in excess of 2100 sq ft with the ground floor enjoying a central hallway with doors to the 21ft lounge, study, ground floor W.C and spectacular 18ft kitchen/diner with separate utility room. To the first floor there is a spacious landing with doors to three double bedrooms (two with en suite bathrooms) and the family bathroom. The top floor provides the master suite with walk in wardrobe and en suite bathroom, further on this floor you have another double bedroom with en suite finally you have a cleverly fashioned dressing room off the landing.

### Outside

To the front of the property is a large communal space with a variety of shrubs and trees along with seating areas. The recently landscaped rear garden is mainly laid to lawn with steps leading up to a generous patio area across the rear of the garden. There is a rear gate with access to the garage and off street parking space in front.

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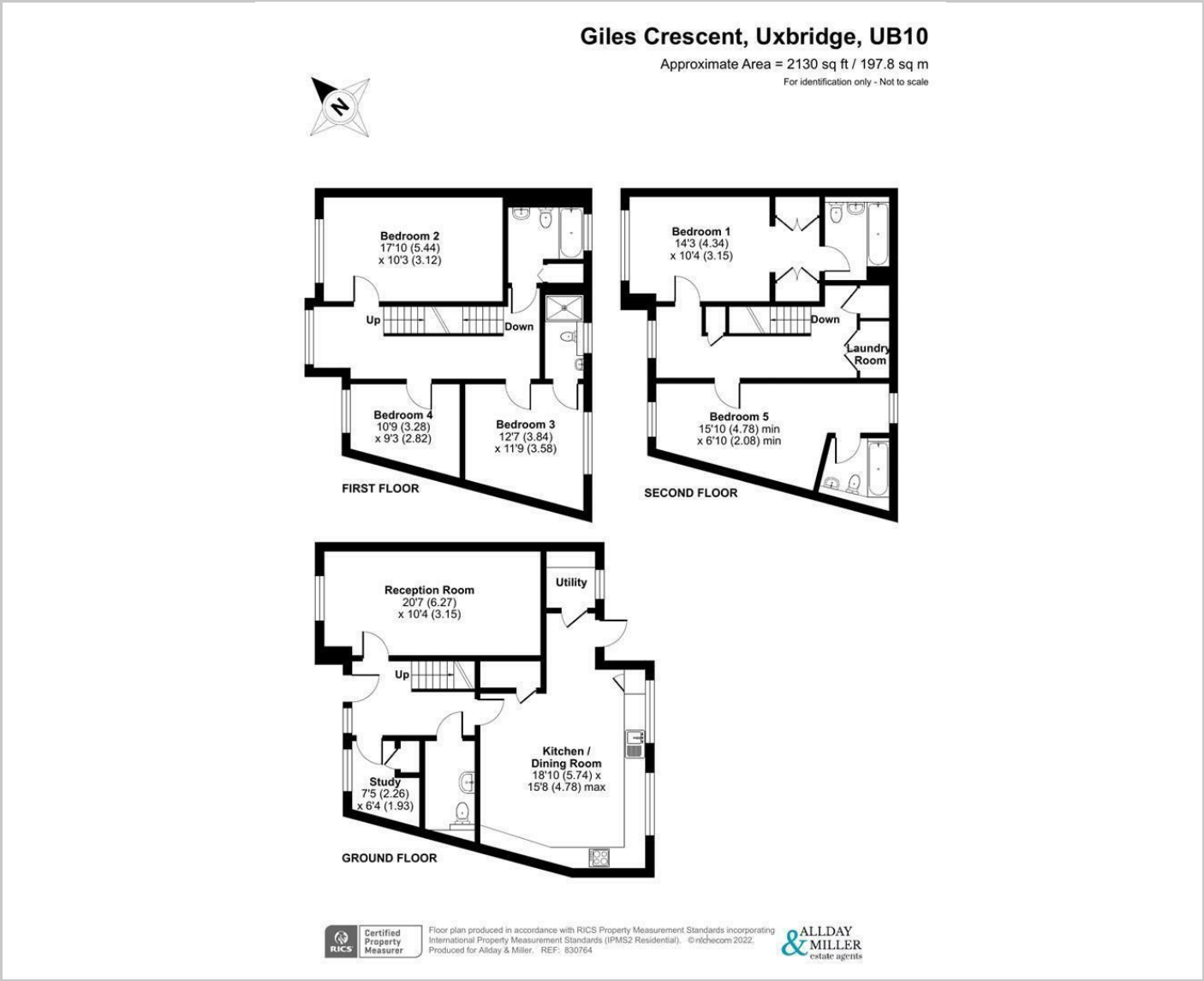
## Situation

The property is beautifully positioned on the desirable St Andrews Park Development just off of Vine Lane in North Hillingdon. There are well regarded schools in close proximity including John Locke Academy which is Ofsted outstanding and only a two minute walk away, a number of recreational facilities such as Hillingdon Golf and Cricket Club, Court Park, the recently opened 40 acre Dowding Park and Uxbridge fitness and leisure centre. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is a short distance away along with the A40/M40/M4 and M25 giving access to London and the Home Counties along with Heathrow Airport.

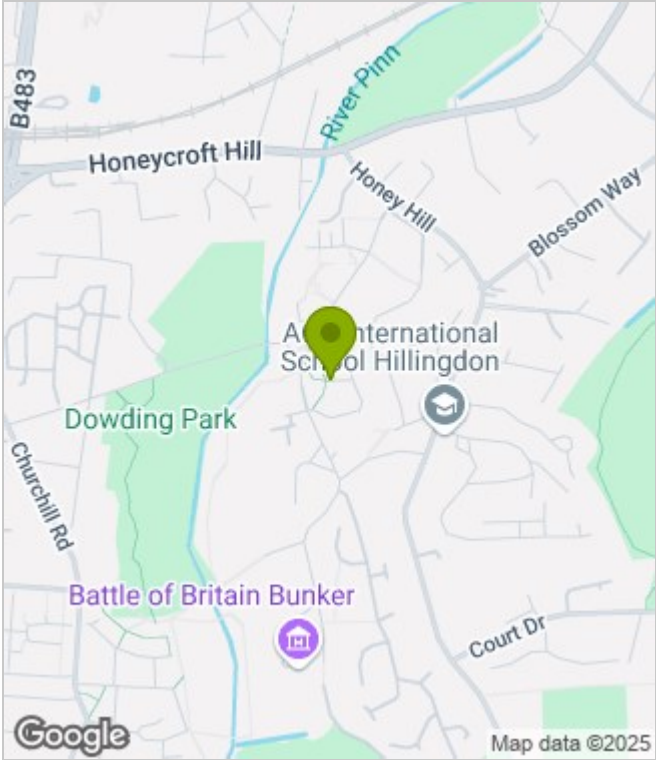




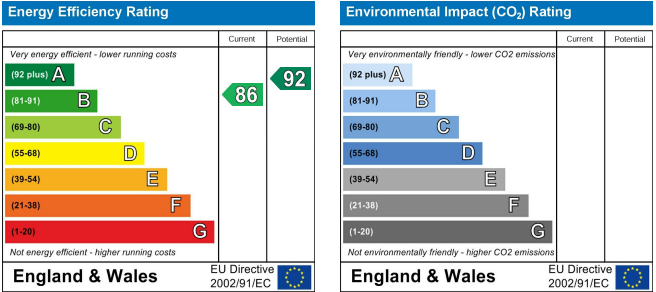
Floor Plans



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.

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