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Kent Close, Uxbridge, UB8 1XR  
£579,950

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## Kent Close, Uxbridge, UB8 1XR

**£579,950**

- Three Bedroom House
- Study/Office
- Quiet Cul De Sac, Short Walk From The Town
- Downstairs W.C
- Garage Via Own Driveway
- North Uxbridge Location
- Great Transport Links To London
- Easy Reach Of Vyners School



## Description

This well-presented family home offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a study room, ideal for those who work from home, a convenient downstairs WC, modern fitted kitchen, and a bright, spacious reception and dining room that seamlessly connects to the rear.

The first floor features three well-proportioned bedrooms, providing ample space for rest and personalisation, along with a family bathroom that caters to all your needs.

The property also benefits from a front drive, offering a parking space and easy access to the garage. The private rear garden is a true highlight, mainly laid to lawn and complemented by a patio area, making it perfect for outdoor dining and entertaining.

## Situation

Kent Close is conveniently positioned in Uxbridge Town centre with its multitude of shops, restaurants, bars and cafes along with the Metropolitan/Piccadilly Line Station giving easy links to central London. For the commuters the A40 and M25 are also nearby, as well as Heathrow Airport, Brunel University and Hillingdon Hospital. The area is also served by a number of highly regarded schools including Hermitage primary school, St. Andrew's C of E primary school and Uxbridge High secondary school.





**Kent Close, Uxbridge, UB8**  
Approximate Area = 1041 sq ft / 96.7 sq m  
Garage = 152 sq ft / 14.1 sq m  
Total = 1193 sq ft / 110.8 sq m  
For identification only - Not to scale

The floor plan is divided into two main sections: the Ground Floor and the First Floor. The Ground Floor is a large rectangular space with a central corridor. At the top is a Garden (11.87 x 7.35, 38'11 x 24'1). Below the garden is the Reception / Dining Room (6.85 max x 3.72 max, 22'6 x 12'2) with a ceiling height of 7'6.33. To the left of the reception room is the Kitchen (2.78 x 2.47, 9'1 x 8'1). To the right of the kitchen is a staircase labeled 'Up'. Below the kitchen is the Study Area (2.83 x 2.11, 9'3 x 6'11). Below the study area is a Garage (4.86 x 2.83, 15'11 x 9'3) with a note 'Garage Closes Underneath Study'. Below the garage is another staircase labeled 'Up'. At the bottom of the ground floor is a large area (7.35 x 5.27, 24'1 x 17'3). The First Floor is a smaller rectangular space. It contains three bedrooms: Bedroom 1 (3.76 max x 3.47 max, 12'4 x 11'5), Bedroom 2 (3.77 x 3.01, 12'4 x 9'11), and Bedroom 3 (2.63 x 2.44, 8'8 x 8'0). There is a bathroom and a staircase labeled 'Dn' (down) leading to the ground floor. A separate Garage (4.86 x 2.83, 15'11 x 9'3) is shown below the first floor plan.

**Ground Floor**

**First Floor**

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

Band	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	72	85
E (39-54)		
F (21-38)		
G (1-20)		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

### Environmental Impact (CO<sub>2</sub>) Rating

Band	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	72	85
E (39-54)		
F (21-38)		
G (1-20)		

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

**England & Wales**

EU Directive 2002/91/EC

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