









Morris Avenue, Uxbridge, UB8 1GP

£625,000

- End of Terrace
- Three Bathrooms
- Off Street Parking
- Conservatory
- Complete Chain

- Four Bedrooms
- Two Reception Rooms
- Walking Distance to Uxbridge Town Centre
- Juliet Balcony Overlooking Rear Garden
- Garage Converted In To Living Space

## **Description**

This family home offers a perfect blend of comfort and modern living. The property has been extensively redecorated by current owners and boasts a well-designed layout, featuring a welcoming family room, a downstairs WC and shower completes this floor.

The first floor features a fitted kitchen and dining room, perfect for family meals and entertaining guests. A spacious reception room on this level adds to the home's appeal, offering a versatile space for relaxation.

Ascending to the second floor, you will find three generously sized bedrooms, including a master suite complete with an ensuite bathroom, ensuring privacy and comfort.

Outside, the property features a front drive with parking, a valuable asset in this sought-after location. To the rear, a private and secluded garden awaits, providing the perfect space for dining and entertainment.

### **Situation**

Morris Avenue close to local amenities including Hillingdon Golf Club, Court Park, The Common, St Andrews Park Hillingdon Leisure Centre (with outdoor pool) and Uxbridge Cricket Club. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is approximately half a mile away along with the A40 giving access to London and the Home Counties. The area is served by a number of highly regarded schools including Hermitage primary school, The John Locke Academy, Uxbridge High School and Vyners school.







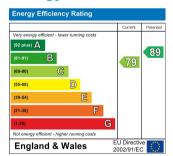
# **Floor Plans**

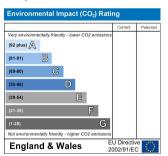
#### Morris Avenue, Uxbridge, UB8 N Approximate Gross Internal Area = 1532 sq ft / 142.3 sq m (Including Store) For identification only - Not to scale Garden 8.81 x 5.06 28'11 x 16'7 3.38 x 3.02 11'1 x 9'11 (CH) = Ceiling Height Bedroom 2.97 max x 4.57 max x 2.39 max 1.97 max Bedroom Reception Room 3.26 x 2.59 4.56 max x 3.86 max 10'8 x 8'6 15'0 x 12'8 Family Room 5 16 max x Kitchen / 2.63 max Dining Room 16'11 x 8'8 5.16 max x 1.59 max x 2.82 max 4.61 max 15'1 x 9'3 16'11 x 15'1 First Floor Second Floor 6.42 x 5.06 **Ground Floor** Floor plan produced in accordance with RICS Property Measurement Standards incorporating ALLDAY International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. MILLER Produced for Allday & Miller.

## **Area Map**



# **Energy Performance Graph**





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