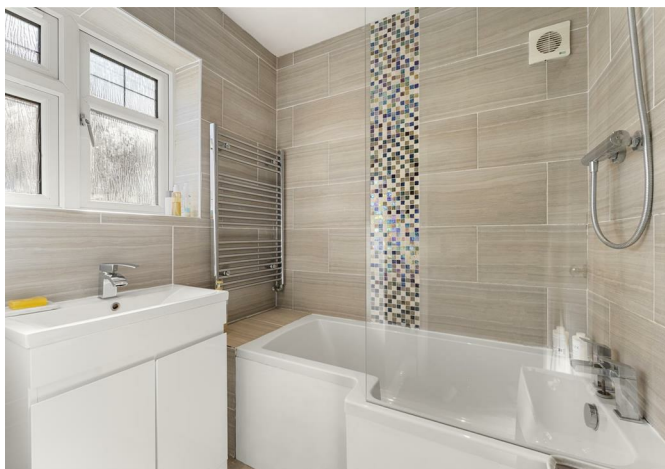


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Festival Close, Uxbridge, UB10 9HN
£550,000





Festival Close, Uxbridge, UB10 9HN

£550,000

- Three Bedrooms
- Amazing Condition Throughout
- Off Street Parking
- Outhouse in Garden
- Sought After Oak Farm Location
- Open Plan Kitchen Diner
- Two Bathrooms
- Walking Distance to Hillingdon Train Station
- Close to Highly Regarded Schools
- EPC Rating - C

Description

This charming house presents an ideal opportunity for families seeking a comfortable and spacious home. Upon entering, you are greeted by a bright and airy reception room that flows seamlessly into a dining area, the sleek fitted kitchen, complete with an island breakfast bar, is a delightful space and provides access to the rear.

The first floor accommodates two generously sized bedrooms, alongside a family bathroom that features a separate WC for added convenience.

Rising to the second floor, you will find a spacious double bedroom with an ensuite, providing a private retreat for relaxation.

Externally, the property boasts a front drive with a dedicated parking space. To the rear, a private garden awaits, offering the perfect outdoor space for dining and entertainment. Additionally, the garden features an outbuilding and utility store, providing ample storage solutions.

Situation

Festival Close perfectly located to a number of highly regarded schools including Oak Farm, Ryefield, St Bernadettes and Vyners Secondary School. For the commuters Hillingdon station is just a short drive away with the Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. Uxbridge Town Centre with its vast array of shops, restaurants, gyms, a cinema and bars is approximately just over a mile away.



Festival Close, Uxbridge, UB10

Approximate Area (Excluding Eaves)
1194 sq ft / 110.9 sq m
Utility Room & Outbuilding
268 sq ft / 24.9 sq m
Total = 1462 sq ft / 135.8 sq m
For identification only - Not to scale

Ground Floor

Garden 21.00 x 8.30
68'11 x 27'3

Garden 12.50 x 8.30
41'0 x 27'3

Outbuilding 4.75 x 2.96
15'7 x 9'9

2.96 x 1.90
9'9 x 6'3

Kitchen / Dining Room 4.24 x 3.51
13'11 x 11'6

Utility Room 2.18 x 2.00
7'2 x 6'7

Family Room 3.62 max x 2.99 max
11'11 x 9'10

Hall

Reception Room 5.07 max x 3.28 max
16'8 x 10'9

Driveway 5.00 x 4.20
16'5 x 13'9

Second Floor

Bedroom 4.12 min x 3.28 max
13'6 x 10'9

Eaves

First Floor

Bedroom 3.63 max x 3.21 max
11'11 x 10'6

Bedroom 3.29 max x 3.10 max
10'10 x 10'2

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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estate agents

A map of the Hillingdon area in Greater London. The map shows a network of roads including Long Ln, Grosvenor Cres, Windsor Ave, Denecroft Cres, Woodcroft Cres, Leybourne Rd, Sutton Ct Rd, Snowdon Ave, Bartleigh Rd, Misbourne Rd, and Weald Rd. A green location pin is placed on Long Ln near Grosvenor Cres, and a blue location pin is placed on Long Ln near St Bernadette Church. The map also shows Hillingdon Court Park and the Weald Rd. The text 'HILLINGDON' is visible at the bottom. The Google logo and 'Map data ©2025' are at the bottom left.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	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>	74	78	<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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