

ALLDAY  
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Dawley Avenue, Uxbridge, UB8 3BU  
£600,000





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**£600,000**

- Four Bedrooms
- Large Kitchen Diner
- Outbuilding
- Side Extension
- 1581 sq ft
- Two Bathrooms
- Off Street Parking
- Conservatory
- EPC Rating D
- Sought After Location

## Description

This well presented family home offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a bright and airy reception room that sets a welcoming tone for the home. The ground floor features a versatile bedroom, alongside a bathroom, the modern fitted kitchen, complete with a dining area, is designed for both functionality and style. The conservatory invites natural light and provides a lovely view of the rear.

The first floor boasts three generously sized bedrooms, each offering a peaceful retreat, along with another family bathroom.

Additionally, a loft room presents further possibilities, whether as a playroom, study, or extra storage space.

Outside, the property features a front drive with off-street parking. The private rear garden is a delightful space, complete with an outbuilding that can serve various purposes, from a workshop to a garden shed.

## Situation

Dawley Avenue is a sought-after residential road close to Uxbridge town centre with its variety of local shops, restaurants bars, gyms and a cinema. The Metropolitan and Piccadilly line available from the station, making the journey to Central London a breeze. For the commuters the A40, M40 & M25 are just a short drive away with its links to London and the Home Counties. Hayes and Harlington station is just a short drive way with the Elizabeth Line. The area is also served by a number of highly regarded schools including Bishopshalt Senior School and Hillingdon Primary School.



**Dawley Avenue**

Approximate Area (Excluding Eaves) = 1476 sq ft / 137.1 sq m  
Outbuilding = 105 sq ft / 9.8 sq m  
Total = 1581 sq ft / 146.9 sq m  
For identification only - Not to scale

**Ground Floor**

Outbuilding  
6.01 x 1.56  
19'9" x 5'1"

Garden  
10.85 x 7.91  
35'7" x 25'11"

Conservatory  
4.55 x 3.15  
14'11" x 10'4"

Kitchen / Dining Room  
7.60 max x 4.15 max  
24'11" x 13'7"

Reception Room  
4.07 max x 3.96 max  
13'4" x 13'0"

Bedroom  
2.37 x 2.14  
7'9" x 7'0"

7.91 x 4.96  
25'11" x 16'3"

**Room-In Roof**

Eaves

Dn

4.16 max x 3.85 max  
13'8" x 12'8"

Eaves

**First Floor**

Bedroom  
3.08 x 2.83  
10'1" x 9'3"

Bedroom  
4.26 max x 2.80 min  
14'0" x 9'2"

Bedroom  
2.36 x 1.96  
7'9" x 6'5"

Up

Dn

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 Goults Green area. A green pin marks the location of Goults Green. The map shows several streets: Haig Rd, Green Ln, W Drayton Rd, Kingsway, Dickens Ave, Harlington Rd, Corwell Ln, York Ave, and Bishops Rd. To the north is Hayes End Community Park (Recreation). To the south is Goults Green Riding. The Google logo is in the bottom left, and 'Map data ©2025 Google' is in the bottom right.

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     | Current                  | Potential                  | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     | Current        | Potential        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>Current</p> <p>62</p> | <p>Potential</p> <p>76</p> | <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> | <p>Current</p> | <p>Potential</p> |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                        |                          |                            | <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                              |                |                  |

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