









Dawley Avenue, Uxbridge, UB8 3BU

£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.

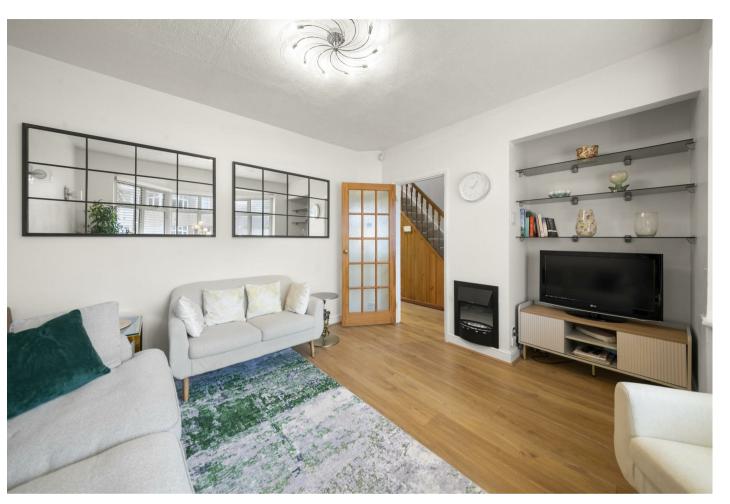
The first floor boasts three generously sized bedrooms, each offering a peaceful retreat, along with another family bathroom.

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.



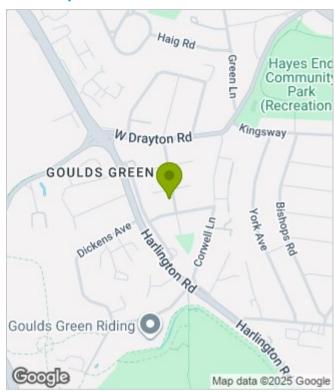




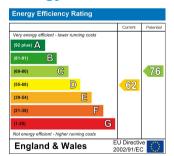
Floor Plans

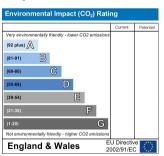
Dawley Avenue Approximate Area (Excluding Eaves) = 1476 sq ft / 137.1 sq m Outbuilding = 105 sq ft / 9.8 sq m Total = 1581 sq ft / 146.9 sq m For identification only - Not to scale = Reduced headroom Outbuilding below 1.5m / 5'0 6.01 x 1.56 19'9 x 5'1 Faves Garden 10.85 x 7.91 35'7 x 25'11 4 16 max x 3.85 max 13'8 x 12'8 Conservatory 4.55 x 3.15 Eaves 14'11 x 10'4 Room-In Roof Bedroom Kitchen / 3.08 x 2.83 Dining Room 10'1 x 9'3 7.60 max x 4.15 max 24'11 x 13'7 Bedroom Reception Room Bedroom 4.26 max x Bedroom 4.07 max x 2.37 x 2.14 2.80 min 2.36 x 1.96 3.96 max 7'9 x 7'0 14'0 x 9'2 7'9 x 6'5 13'4 x 13'0 First Floor 7.91 x 4.96 **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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