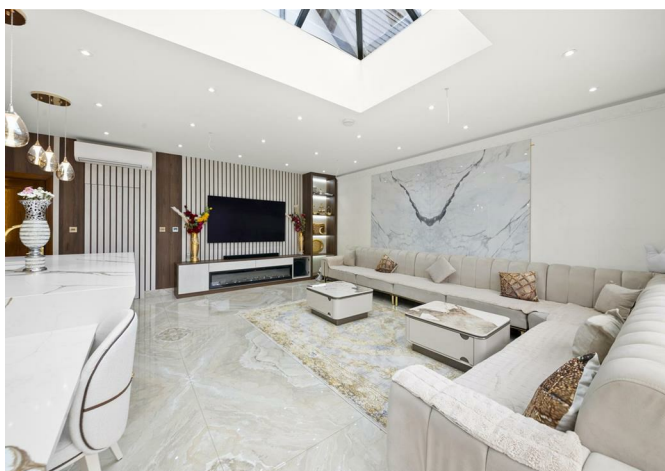


ALLDAY
& MILLER



Lees Road, Uxbridge, UB8 3AT
£900,000

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Lees Road, Uxbridge, UB8 3AT

£900,000

- Stunning Interiors Throughout
- Three Bathrooms
- 2452 sq ft
- Three Reception Rooms
- Large Utility Room
- Four Bedrooms
- Annexe with Kitchenette & Bathroom
- No Chain
- Sought After Location
- EPC Rating - C

Description

This stunning detached house offers a perfect blend of modern living and spacious comfort. Spanning an impressive 2,452 square feet, this well-presented home is ideal for families seeking both style and functionality.

Upon entering, you are greeted by a versatile reception room that can also serve as a bedroom, a dining room/ bedroom, a stylishly fitted kitchen and family room which boasts bifold doors that seamlessly connect the indoor space to the rear.

The first floor boasts four generously sized bedrooms, including a master suite complete with an ensuite bathroom for added convenience. A well-appointed family bathroom serves the remaining bedrooms.

Outside, the property features a front drive with parking. A private rear garden with a lawn and patio area. Additionally a charming annex equipped with its own kitchen and bathroom.

Situation

Lees Road is a highly sought-after residential location, ideally situated within walking distance of several outstanding schools, including the Ofsted Outstanding Hillingdon Primary School and Bishopshalt Secondary School. Brunel University is also just a short stroll away, making this an excellent choice for families and investors alike. The area benefits from excellent transport connections, with nearby bus routes and easy access to the M4, M25, and A40, ensuring quick links to Central London and Heathrow Airport. Uxbridge Town Centre is just a short drive, offering an impressive selection of shops, cafés, restaurants, and bars, as well as the Piccadilly and Metropolitan Line underground stations for convenient travel into the city.



Lees Road, Uxbridge, UB8

Approximate Area (Excluding Eaves)
2084 sq ft / 193.6 sq m
Annex = 368 sq ft / 34.2 sq m
Total = 2452 sq ft / 227.8 sq m
For identification only - Not to scale

Ground Floor

Annex
5.09 x 4.13
16'8 x 13'7

Kitchen

Garden
19.45 x 9.06
63'10 x 29'9

Kitchen / Family Room
7.15 max x 6.25 max
23'5 x 20'6

5.04 x 1.90
16'6 x 6'3

Dining Room / Bedroom
5.07 x 3.50
16'8 x 11'6

Reception Room / Bedroom
5.03 x 4.12
16'6 x 13'6

Driveway
9.06 x 5.24
29'9 x 17'2

Up

First Floor

Bedroom
4.20 max x 3.38 max
13'9 x 11'1

Bedroom
3.98 max x 3.31 max
13'1 x 10'10

Bedroom
3.92 max x 3.44 max
12'10 x 11'3

Bedroom
5.46 max x 4.05 max
17'11 x 13'3

Eaves

Eaves

Dn

Legend

Reduced headroom below 1.5m / 5'0

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 Heath area. The map shows several streets: Harlington Rd, Denziloe Ave, Parkfield Ave, Pole Hill Rd, Nicholls Ave, Bourn Ave, Widmore Rd, Collingwood Rd, Haig Rd, and Pield Heath Rd. A green field is visible in the center-left, and a green pin is placed on the map near the intersection of Nicholls Ave and Widmore Rd. The text "HILLINGDON HEATH" is prominently displayed in the center. The Google logo is in the bottom left, and "Map data ©2026" is in the bottom right.

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

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