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& MILLER



Dellfield Crescent, Uxbridge, UB8 2ET  
£570,000

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**£570,000**

- Extended Semi Detached Family Home
- Excellent Condition Throughout
- Downstairs W.C
- Off Street Parking For Two Cars
- Well Regarded Schools Nearby
- Three Bedrooms
- Large Modern Fitted Kitchen/ Family Room
- Garage
- Fantastic Links by Rail & Road
- Hillingdon Council (Band E)

## Description

The accommodation is arranged as follows: At the rear of the ground floor, there is a spacious open-plan area featuring a designer kitchen and dining room, fully equipped with modern appliances. Additionally, the property benefits from a downstairs toilet, a utility room, and a living room on this level. The first floor comprises three bedrooms and a contemporary family bathroom.

### Outside

The front of the property boasts a generous driveway with off-street parking for two cars. The rear garden features a well-maintained lawn and a large paved patio area, along with a detached garage offering ample storage space.

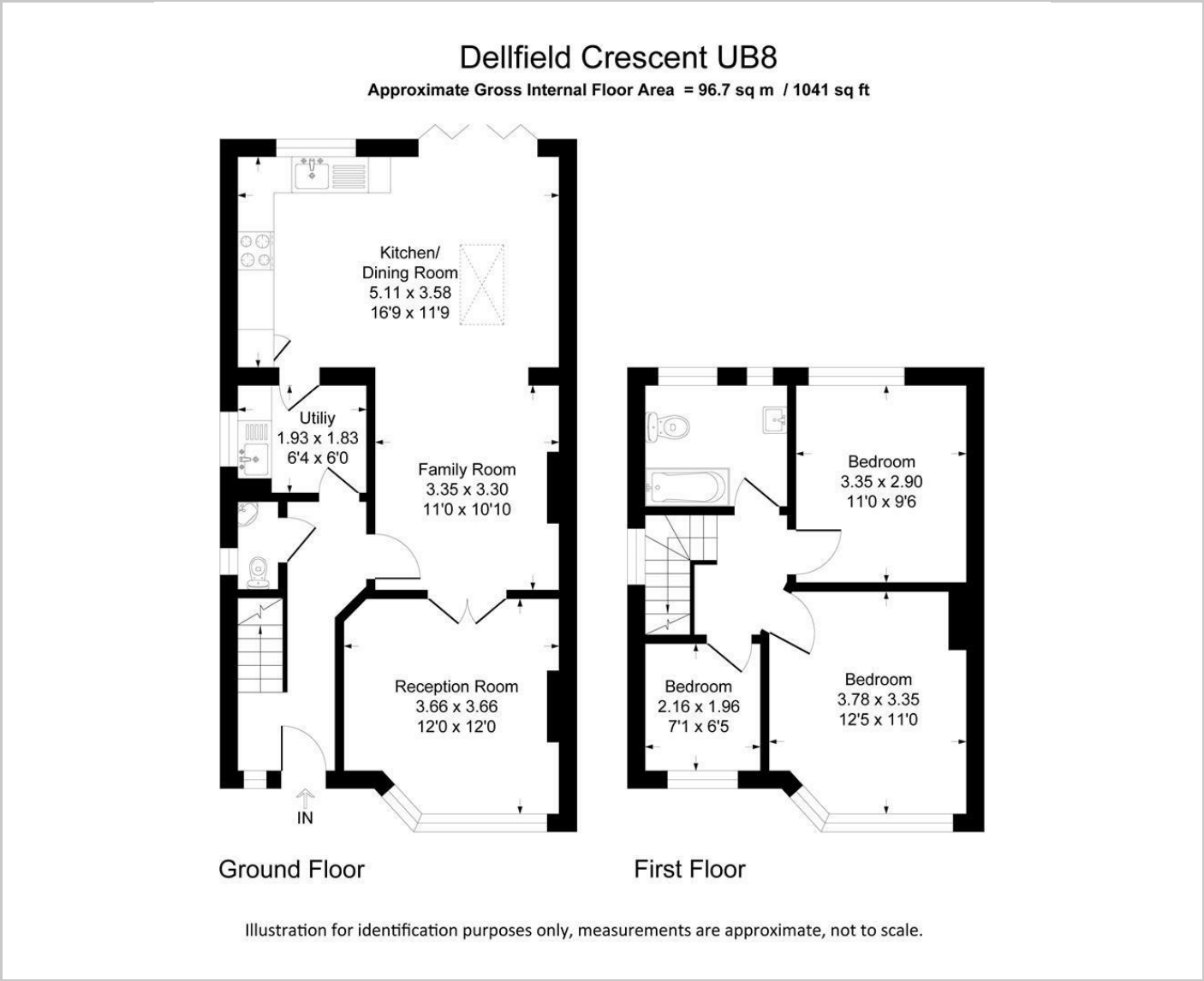
## Situation

Dellfield Crescent is positioned close to good amenities that include local shops, well-regarded schools and has easy access to Hillingdon Hospital, Brunel University and Stockley Business Park. Uxbridge and West Drayton are a short drive away and provides more comprehensive shops, restaurants and bars, along with Uxbridge and West Drayton train stations. Uxbridge Station runs both the Metropolitan and Piccadilly Line services into London. West Drayton station has access to the Crossrail (Elizabeth) Line and runs a fantastic non-stop service to destinations such as Heathrow Airport (8 mins), Bond Street (23 minutes\*) and Liverpool Street just 31 minutes. There are a number of bus/road links close by creating easy access to Heathrow Airport, the M4 and M25.

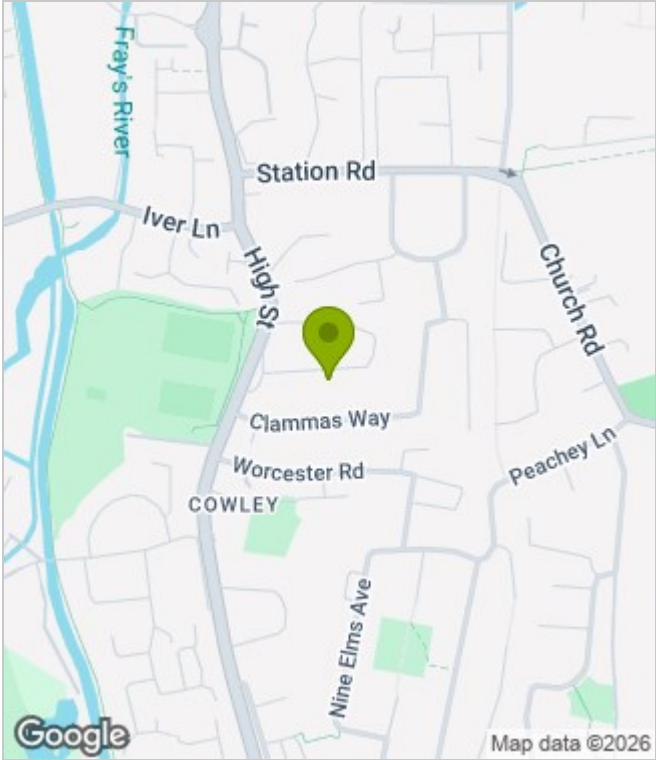




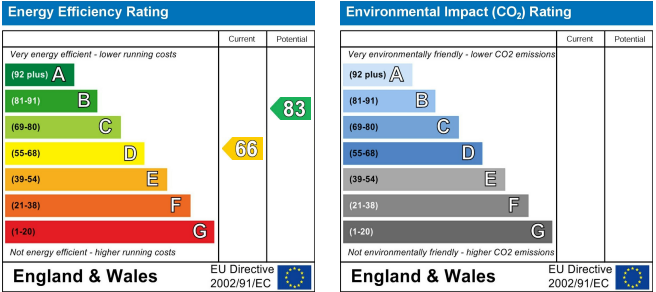
Floor Plans



Area Map



Energy Performance Graph



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