



**Asking Price £940,000    Squirrels Close  
Uxbridge, UB10 9NZ**

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**dc**  
david conway

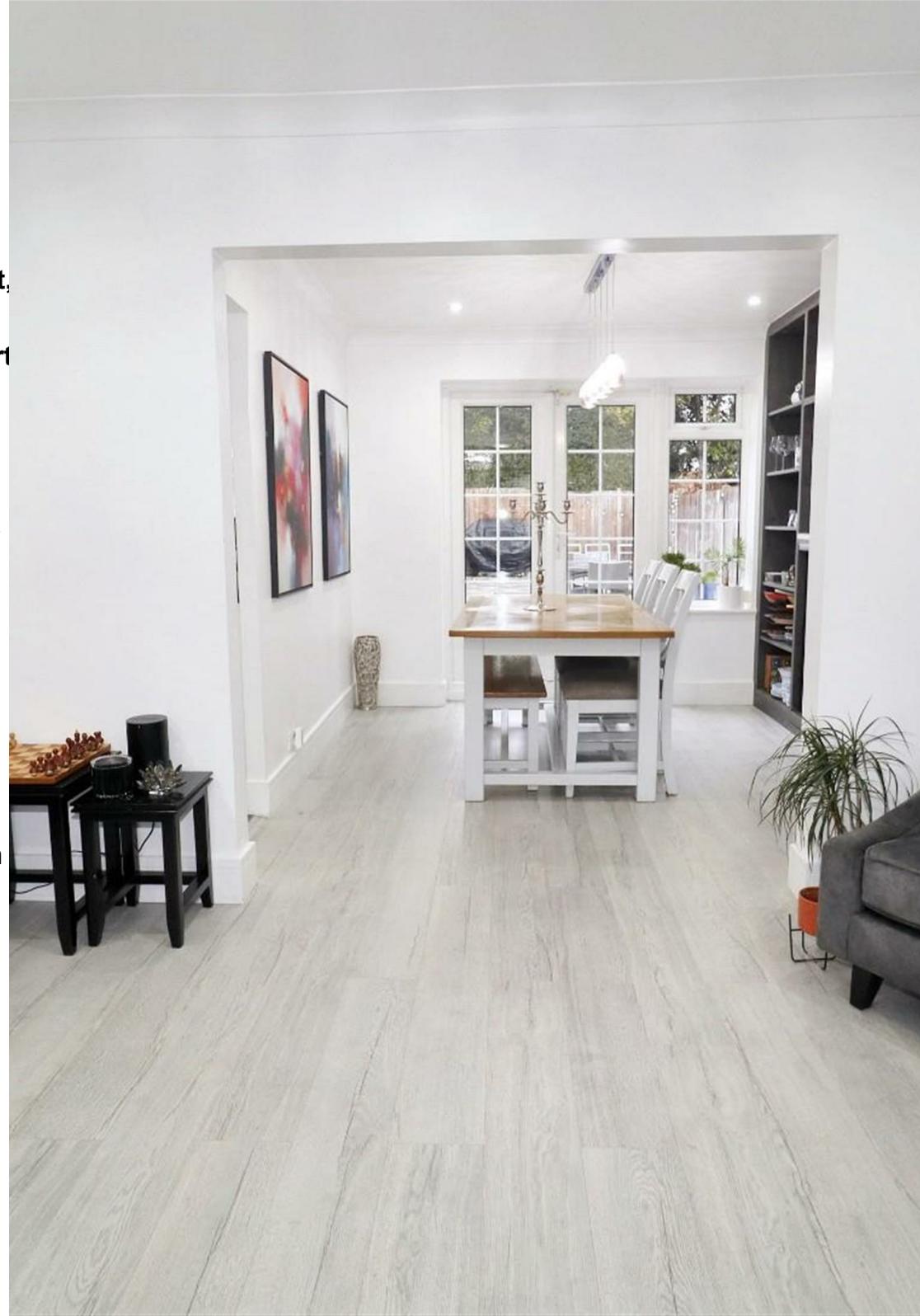
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- **Four/five bedrooms (including spacious master with en-suite)**
  - **Kitchen/breakfast room**
- **Large reception/dining/living area opening to the garden**
  - **Stylish shower room, en-suite and modern fittings**
  - **Driveway/private parking for a number of cars**
- **Excellent garden with patio, lawn and dedicated garden room**
- **High-quality finish: fitted wardrobes, inset lighting, air-conditioning unit, modern flooring**
- **Quiet close location in Uxbridge, convenient for amenities and transport**
- **Close to highly-rated schools: Hillingdon Primary and Vyners School**

Set within a quiet cul-de-sac in Uxbridge, this beautifully presented and extended family home offers generous living space of approx. 1,932 sq ft, featuring a 23ft kitchen/breakfast room, large open-plan living/dining area with doors onto the garden, and four well-proportioned bedrooms including a spacious master with en-suite. Finished to a high standard throughout, the property includes modern bathrooms, inset lighting, fitted storage and air-conditioning (lounge & garden room), along with a landscaped rear garden and a versatile garden room ideal as a gym, office or studio. Private driveway parking completes the appeal.

Squirrels Close is ideally positioned for excellent local schooling, with Hillingdon Primary and Vyners School both highly regarded, and offers convenient access to Uxbridge town centre, Brunel University, Hillingdon Court Park and transport links including Hillingdon Underground Station (Metropolitan & Piccadilly lines) connecting into London and the A40/M40.

**Local Authority: Hillingdon**  
**Council Tax Band: G**  
**Tenure: Freehold**





#### **Property Overview**

A beautifully presented four/five-bedroom family home that delivers generous living space, stylish interiors and a superb private garden with versatile outbuilding accommodation. Nestled in a quiet close in Uxbridge, this residence combines contemporary finish and thoughtful design with family-friendly convenience.

#### **Interior & Accommodation**

Upon entry, you're greeted by a welcoming hallway leading into the bright living/dining space, which opens out via large sliding doors to the rear garden. The ground floor also includes a sizable reception room, and a sleek kitchen-breakfast room ideal for casual dining and family gatherings. Upstairs, the master bedroom is a generous retreat and benefits from an en-suite and built in wardrobes. Three/four further comfortable bedrooms, all also include made to measure cupboards. A stylish shower room completes the first-floor accommodation.

#### **Features & Finish**

Fitted wardrobes in all bedrooms and excellent built-in storage solutions throughout provide practical ease of living. Both bathrooms and the shower room are fully contemporary: tiling, fittings and showers combine to offer a refined finish. The ground-floor reception and living/dining areas have been enhanced by high-quality flooring, smooth ceilings with inset lighting and a wall-mounted air-conditioning unit for added comfort fitted in Lounge 2 and the outhouse which is remotely controlled or via an App. The quiet, enclosed garden benefits from a paved terrace and a central lawn, extending out to a stylish garden room, perfect as a gym, studio, home-office or leisure space.

#### **Exterior & Garden**

Off road parking for approximately five cars. An electric Vehicle charging point is also fitted to front of the property. The garden is an excellent asset: long, paved for low maintenance yet with a grassy central area. The accompanying garden room adds flexibility and could suit numerous purposes.

#### **Location & Lifestyle**

Situated in a desirable close in Uxbridge, the property benefits from excellent proximity to highly-regarded local schools. For example, Hillingdon Primary School (UB10 0PH) serves the borough and is classed as Outstanding. Additionally, for secondary education, Vyners School (UB10 8AB) holds an Outstanding rating. While formal catchment boundaries may vary year-to-year depending on applications and other criteria, living in this area affords strong access to these well-regarded schools. The peaceful setting ensures a comfortable family lifestyle, yet the location remains connected and practical for commuters and local amenities.

#### **Summary**

This is a very attractive family home that offers space, style and versatility in equal measure. The thoughtful layout, quality of finish and adaptable garden-room extend the appeal well beyond the standard four-bed offering. Viewings are highly recommended.





































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Terms apply







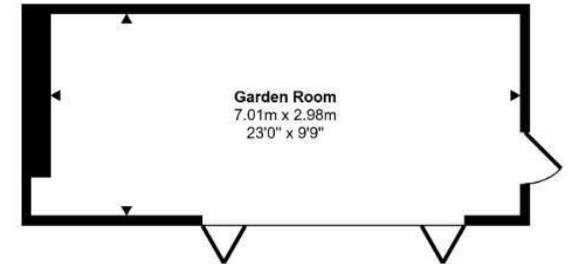


Approx Gross Internal Area  
170.11 sq m / 1831sq ft



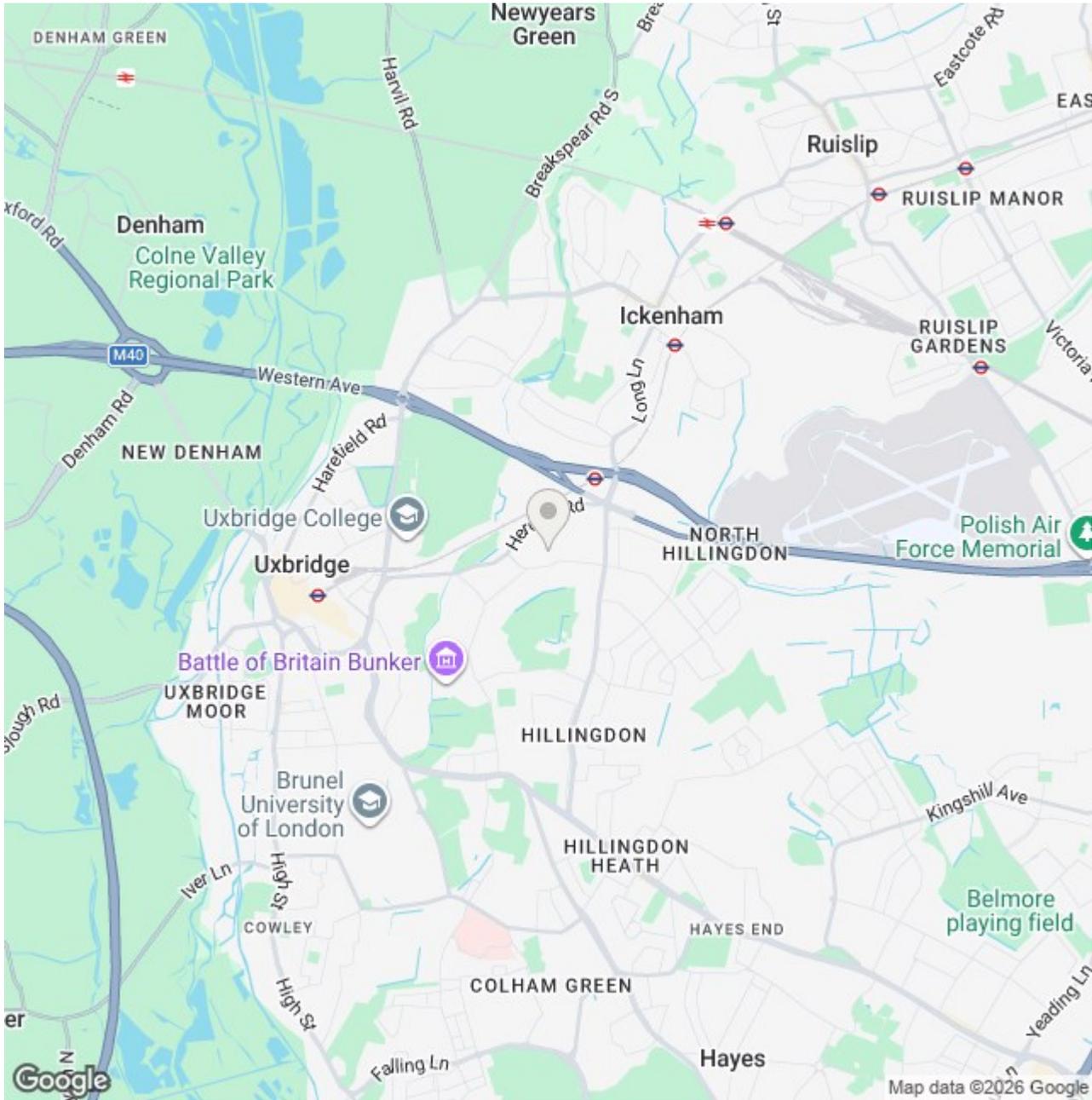
First Floor  
Approx 68 sq m / 732 sq ft

Ground Floor  
Approx 80 sq m / 865 sq ft



Garden Room  
Approx 22 sq m / 234 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**David Conway & Co Ltd**  
**269 Northolt Road**  
**South Harrow**  
**HA2 8HS**  
**0208 422 5222**  
**Sales@davidconway.co.uk**