

ALLDAY  
& MILLER



Hercies Road, Uxbridge, UB10 9LU  
£900,000





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- Stunning Extended Home
- Three Bathrooms - Stairs For Loft Conversion installed
- Parking For Ample Cars
- Great Schools Close By
- 1991 Sq Ft
- 161 ft Rear Garden
- Large Loft Space - 4th Bedroom Potential
- High Specification Finishes and Designer Inclusions
- Completely Renovated
- No Chain

## Description

The ground floor features a welcoming reception room and a spacious kitchen/dining room, ideal for everyday living and entertaining, with bi-fold doors opening out onto the rear garden. The property also benefits from a useful utility room and pantry, while a bathroom completes this floor.

To the first floor are three well-proportioned bedrooms and two bathrooms, while the second floor provides a further loft space with potential to convert.

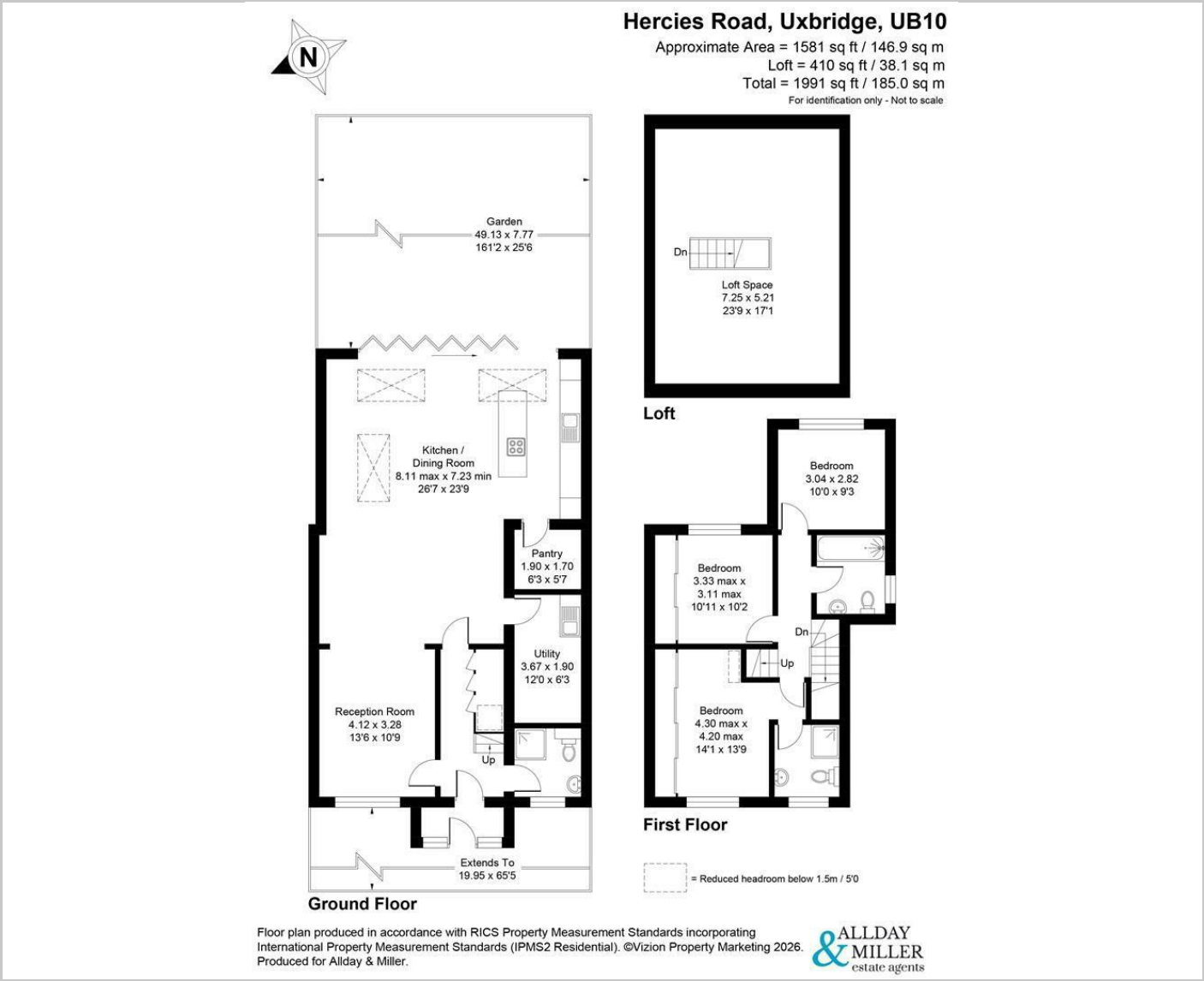
With its excellent layout and generous room sizes, this fantastic home also benefits from a front driveway providing off-street parking and an electric car charger, along with a large private rear garden with foundations, plumbing and electrics already in place for a potential outbuilding. Further benefits include underfloor heating with smart controls, individual smart heating controls to the bedrooms via Tado, smart indoor and outdoor lighting, smart security cameras, a water softener throughout the house and an ADT 24-hour monitored alarm system.

## Situation

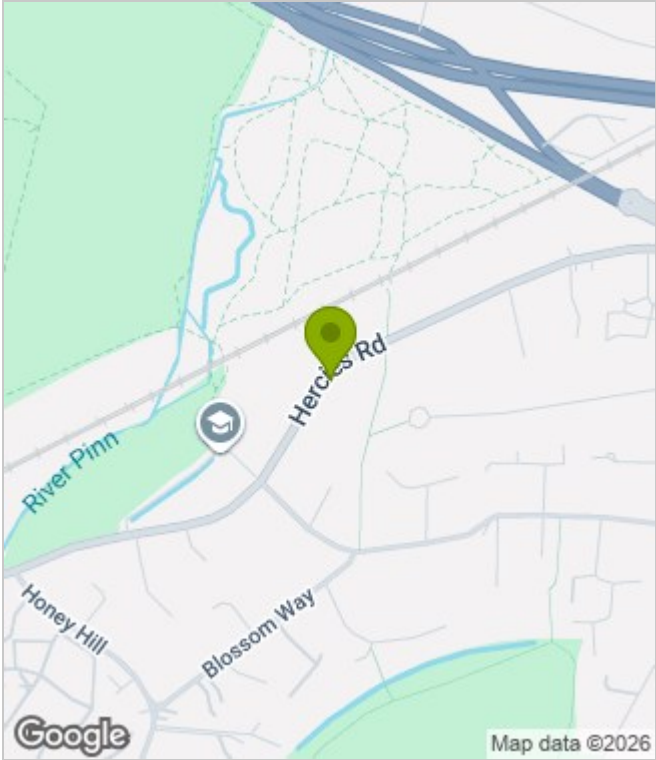
Hercies Road a popular, tree lined, residential road in North Hillingdon. There are well regarded schools in close proximity including St Bernadettes and Oak Farm and a number of recreational facilities also nearby including Hillingdon Golf and Cricket Club, Court Park and a fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars is a short distance away along with the A40 giving access to London and the Home Counties. Hillingdon tube station with its direct links to Baker Street and the City is a short walk away along with a number of local shops.



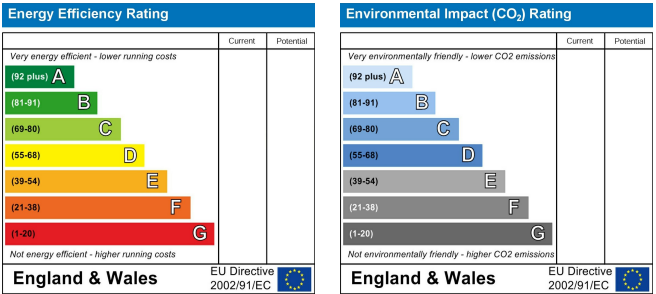
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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