

# Deblin Drive

Uxbridge • Middlesex • UB10 0GF

Offers In Excess Of: £660,000



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Offered to the market is this stunning three bedroom detached family home, ready to move straight into and enjoy for a growing family. Situated in the ever popular St Andrews

Park Development, Deblin Drive boasts copious amounts of space internally, allocated parking, a garage and a beautiful landscaped rear garden really making it a special family home.

Detached family home

Three sizable bedrooms

Open plan Kitchen / Diner

Large private garden

Garage

Allocated parking

Two bathrooms

Walking distance to numerous amenities

Easy access to highly regarded schools

Nearby to numerous transport links

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

Upon entering this striking home you are welcomed by a large entrance hallway with plenty of storage and ample natural light flooding the downstairs. Proceeding through to the left hand side is the large open plan kitchen and dining space, great for entertaining guests whilst also allowing a formal space for a family. The kitchen itself offers an abundance of storage throughout and ample worktop space. The right hand side is the superb living space spanning a fantastic 18 feet in length, it boasts triple aspect windows making it an all year round heart of the home. Concluding the downstairs is the guest W/C. Upstairs compromise's of three sizable bedrooms, the sizable master bedroom is found at the front of this home and has the luxury of an en-suite bathroom. Bedroom two to the right hand side at the front of the property benefits from built in wardrobe with the third bedroom to the rear still offering ample space for a double bed. Concluding the upstairs is the well designed bathroom suite.

### Outside

This family home is located in a prime position for a young family overlooking Deblin Drive Park, one of St Andrews Park's ever popular tucked away gems. The property benefits from allocated parking situated adjacent to the house on Lawrence Grove and also offers direct access from the parking through to the rear garden via side access. Along with the allocated parking the property benefits from a well designed garage with an up and over garage door along with a rear door from the garden. The garden itself is beautifully kept and very low maintenance year round, it compromises of a patio area for entertaining along with a large laid to lawn area.

### Location

St. Andrews Park is within close proximity of Uxbridge Station in the High Street, which is on both the Metropolitan and Piccadilly Lines. Central London is approximately 45 minutes away. Uxbridge town centre has two shopping centres, a bustling High Street and a choice of cafes, bars and restaurants. Just outside the development in Hillingdon Road is a bus stop, providing excellent links to the local area. The primary school, the John Locke Academy, is an integral part of St. Andrew's Park, as is the 37 acre Dowding park.



#### Schools:

Uxbridge High School 0.2 miles  
 John Locke Academy 0.5 miles  
 St Mary's Catholic Primary School 0.8 miles



#### Train:

Uxbridge Station 0.6 miles  
 Hillingdon Station 1.3 miles  
 Ickenham Station 2.0 miles



#### Car:

M4, A40, M25, M40



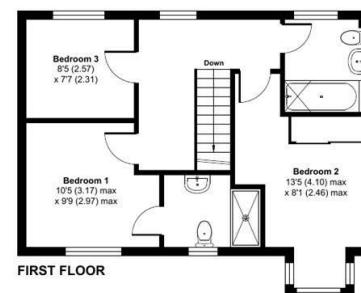
#### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Coopers. REF: 1331615



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	90 91
90-91 A	
90-91 B	
90-91 C	
90-91 D	
90-91 E	
90-91 F	
90-91 G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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