



Maylands Drive, North Uxbridge, UB8 1BH

- Spacious detached property
- Double garage
- Kitchen breakfast room
- Off street parking
- Prime location
- Covered swimming pool
- Versatile living space
- Large private garden
- Planning granted to extend
- Two bathrooms

Asking Price £925,000

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Description

Occupying a prime position in North Uxbridge, this substantial detached family home offers exceptionally generous and versatile accommodation, with extensive ground floor living space ideally suited to family life. The property is complemented by a large private rear garden featuring an impressive covered swimming pool and a detached double garage. Discreetly positioned in one of the area's most highly regarded residential locations, the property presents a rare opportunity to acquire a substantial family home with distinctive features and considerable further potential with planning granted to add an additional bedroom and bathroom upstairs, offering an opportunity to expand the accommodation to suit a growing family.

Accommodation

The ground floor accommodation is exceptionally well proportioned, offering generous and versatile living space ideally suited to family life.

An entrance hall provides access to a ground floor WC and the impressive spacious reception room that offers distinct seating areas for family relaxation and entertaining, leading into a bright, glazed conservatory overlooking the garden. Currently arranged for dining, the new conservatory provides an inviting setting for family meals and benefits from a warranty running until 2030.

The fitted kitchen features extensive cabinetry, generous work surfaces, a breakfast bar and rooflights that introduce additional natural light. Underfloor heating serves the kitchen, conservatory and family/garden room, while the boiler remains under warranty until 2028. A separate family/garden room enjoys views across the grounds, with wide sliding doors opening onto the paved patio. Currently used as a study and family space, it offers flexibility for home working, play or an additional sitting room. An adjacent contemporary shower room creates the potential for a downstairs bedroom with en-suite facilities, making this arrangement particularly appealing for guests or multigenerational living. Upstairs are three bedrooms and a family bathroom. Wardrobe storage and large windows enhance the bedrooms' practicality and natural light.

With its flexible living spaces, garden outlook and private swimming facilities, this property offers a distinctive home for family life and entertaining.

Outside

Outside, a broad lawn is framed by mature trees and established planting, providing a generous setting for family activities. Paved terraces beside the house and pool pavilion offer a choice of spaces for outdoor dining, entertaining and relaxation. A block-paved driveway provides off-street parking for at least three cars and benefits from a Tesla EV charging point.

A standout feature is the private indoor heated swimming pool, housed within a separate garden pavilion. Exposed timber roof beams and extensive glazing give this leisure space character and an attractive outlook across the garden. A further garage/outbuilding is currently arranged as a games space, adding to the home's recreational appeal.

Further benefits include a substantial 32 ft workshop, providing excellent additional storage or workspace, together with an immaculate detached double garage featuring an electric up and over door, power, lighting and tiled flooring.

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Situation

The property is ideally situated in a highly regarded North Uxbridge location, within easy reach of Uxbridge Common and the town centre, which offers an extensive range of shops, restaurants, bars and leisure facilities. Uxbridge Underground Station provides Metropolitan and Piccadilly line services into London.

Hillingdon Sports and Leisure Complex and Uxbridge Cricket Club are both within walking distance, offering excellent sporting and recreational facilities. The area is also well served by highly regarded schools, including Vyners School and Hermitage Primary School.

For the motorist, the A40/M40 is a short drive away, providing convenient access to Central London, the M25 and the wider motorway network.

Terms and Notification of sale

Tenure: Freehold

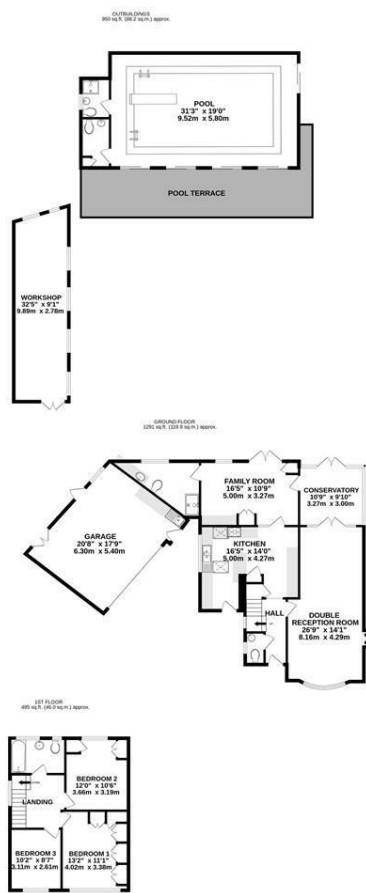
Local Authority: London Borough of Hillingdon

Council tax band: F

EPC Rating: C

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract



TOTAL FLOOR AREA : 2736 sq.ft. (254.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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