ALLDAY & MILLER

Heron Close, Uxbridge, UB8 1BJ

**£700,000**

3 1 2 D

# Heron Close, Uxbridge, UB8 1BJ

## £700,000

- Detached Home
- Garage Via Own Driveway
- Easy Reach Of Vyners School
- Corner Plot With Great Potential
- Large Rear Garden.
- Some Modernisation Required
- Peaceful Cul De Sac
- No Chain
- Wide Expansive Plot
- 1326 Sq Ft / 123 Sq M

## Description

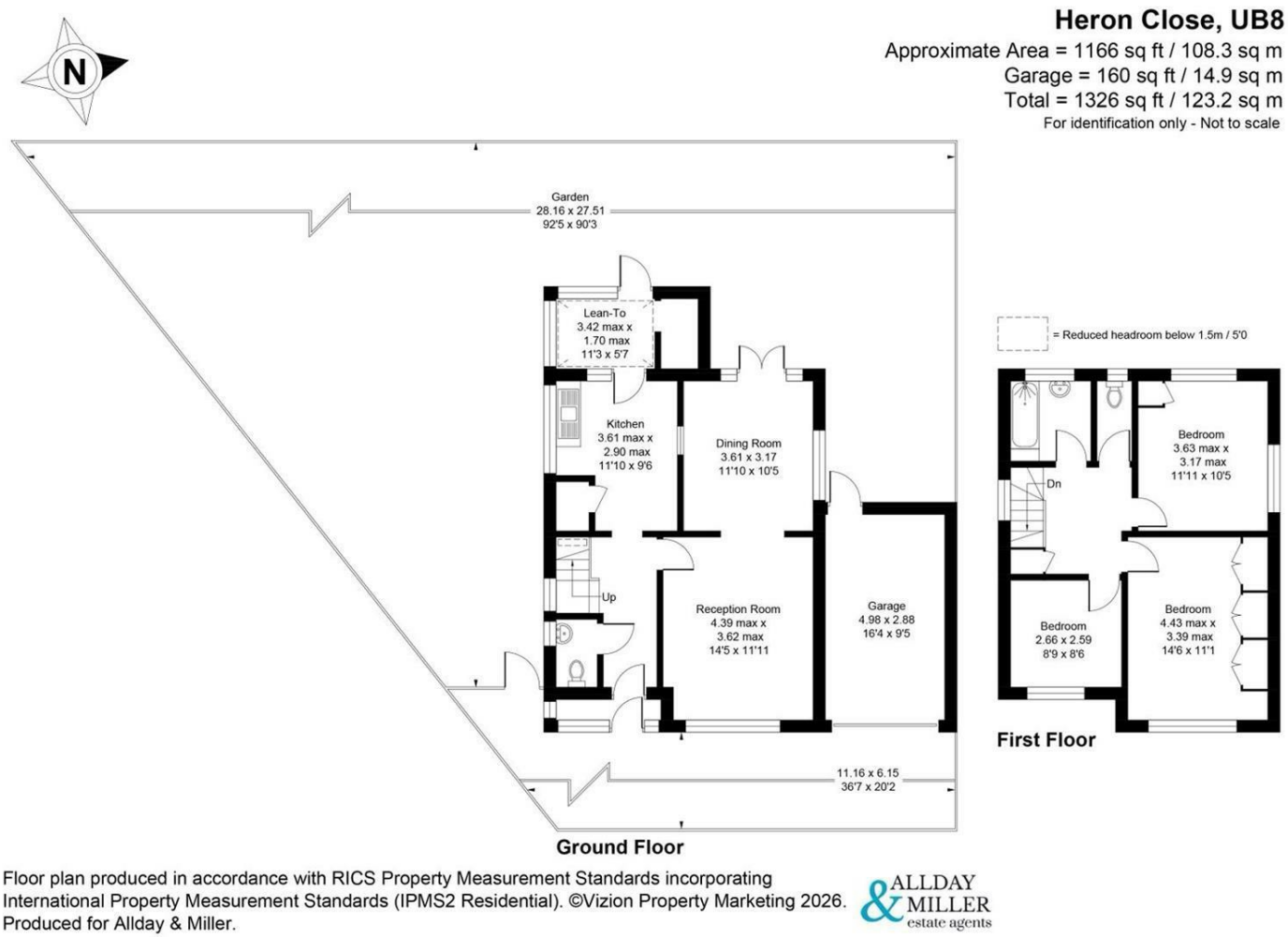
Approached via the front garden and driveway, the property opens into a welcoming entrance hall with access to the ground floor accommodation. The spacious reception reception room has living area and dining area to the rear, the kitchen and adjoining lean-to is also to the rear and leads to the substantial rear garden. A ground-floor cloakroom and useful integral garage complete this level.

To the first floor are three bedrooms, including two particularly generous double bedrooms, together with a family bathroom. The property is set on an exceptionally large plot, with the rear garden extending to approximately 92ft x 90ft, offering an impressive amount of outside space and excellent potential for future improvement or extension, subject to the necessary consents. The house would benefit from modernisation and refurbishment throughout, providing an exciting opportunity for a purchaser to update and remodel the accommodation to their own requirements while making the most of the generous plot.

## Situation

Heron Close is ideally situated just moments from Uxbridge Common and Uxbridge town centre, offering an excellent selection of shops, restaurants, cafés and bars. Uxbridge Underground Station is also within easy reach, providing Metropolitan and Piccadilly line services into Central London and beyond. For leisure, Hillingdon Sports & Leisure Complex and Uxbridge Cricket Club are both just a short walk away, offering a fantastic range of sporting and recreational facilities. Well-regarded local schools, including Vyners and Hermitage, are also conveniently close by. For commuters and motorists, the A40 and M40 are easily accessible, providing excellent road links towards London, the M25 and surrounding areas.

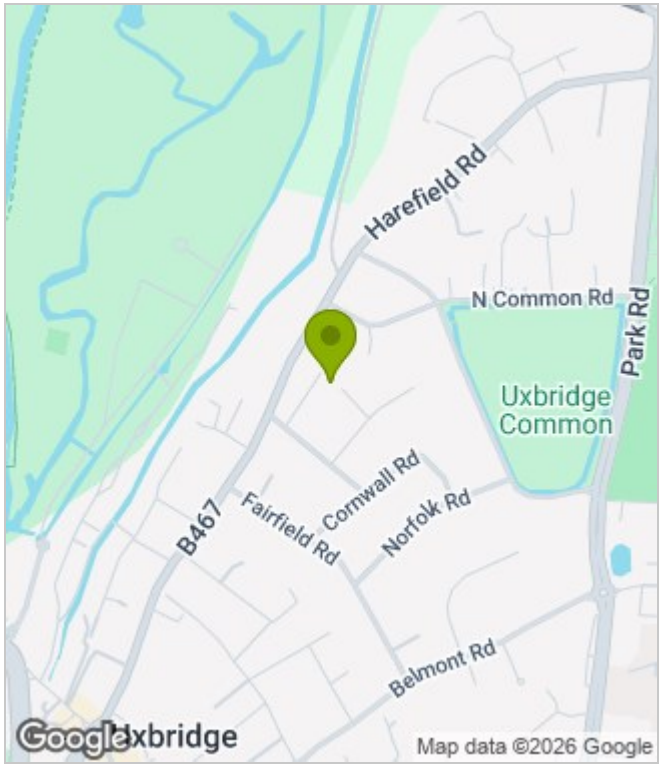
## Floor Plans



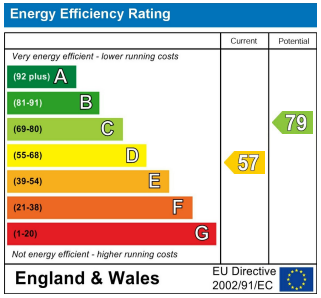

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

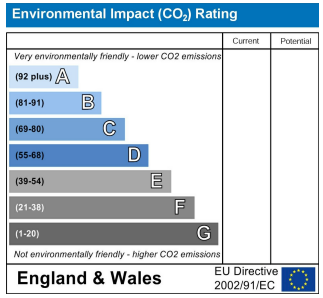
ALLDAY & MILLER estate agents

## 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.


www.alldayandmiller.co.uk
192 High Street, Uxbridge, Middlesex, UB8 1LB
T: 01895 641 000 | E: sales@alldayandmiller.co.uk
T: 01895 379 549 | E: lettings@alldayandmiller.co.uk