

# Moxon Place

North Hillingdon • Middlesex • UB10 0TR

Guide Price: £900,000



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est 1986

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A stunning five bedroom detached house built by Charles Church that is nestled away on a quiet cul de sac on the exclusive side of new St Andrews Park Development that is accessed off Vine Lane. This extended family home offers generously proportioned rooms and pristine, modern finishes throughout. Accommodation is made up of entrance hall, 24ft lounge, 22ft kitchen/diner and downstairs W.C. To the first floor is a 13ft master bedroom with built in wardrobes and ensuite bathroom, 11ft second bedroom also with fitted wardrobes, 9ft third bedroom, 6ft study and family bathroom.

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To the second floor there is a 13ft fourth bedroom with fitted wardrobes, 13ft fifth bedroom with fitted wardrobes and an additional W.C. Outside there is off street parking, garage and a spectacular, architect designed rear garden

Five bedroom detached house

Built by Charles Church

St Andrews Park

Extended

No onward chain

Immaculately presented throughout

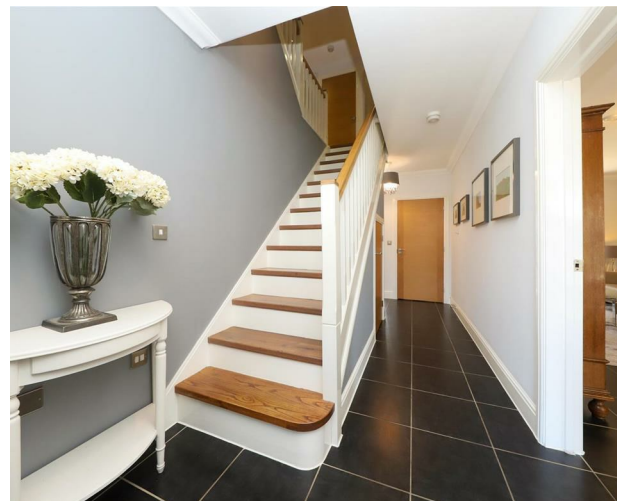
Study

Cul-de-sac location

Landscaped gardens

Garage

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

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### Location

Moxon Place is conveniently situated just off of Vine Lane on a most sought after, tree lined, residential road in North Hillingdon on St Andrews Park. There are well regarded schools in close proximity including John Locke Academy which is Ofsted outstanding and only a two minute walk away, Vyners senior school and a number of recreational facilities such as Hillingdon Golf and Cricket Club, Court Park, the recently opened 40 acre Dowding Park and Uxbridge fitness and leisure centre. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is a short distance away along with the A40/M40/M4 and M25 giving access to London and the Home Counties along with Heathrow Airport.

### Outside

To the front of the property there is off street parking with EV charging that leads onto the garage. To the rear is a spectacular, architect designed, landscaped garden that is a true oasis of tranquility offering a variety of well thought out spaces to accommodate the whole family. Along the back of the house is a veranda that houses an outside kitchen with water, drainage, electricity and seating area which offers an all year round entertaining space with the patio area extending further creating room for further outside dining. There are stairs leading up to a private lawned area and to the side of the house a vegetable garden.



### Schools:

ACS Hillingdon International School 0.5 miles  
The John Locke Academy 0.5 miles  
Vyners Senior School 1.8 miles



### Train:

Uxbridge Station 1.0 mile  
Hillingdon Station 1.6 miles  
West Drayton 3.6 miles



### Car:

M4, A40, M25, M40



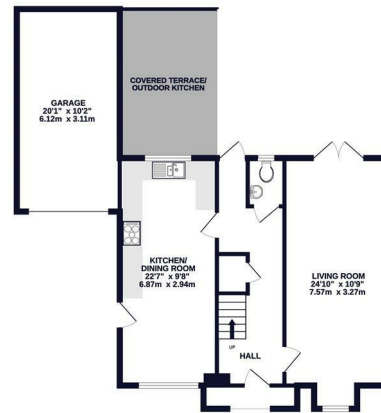
### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



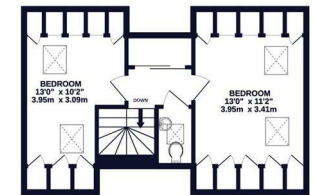
GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



2ND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1923 sq.ft. (178.6 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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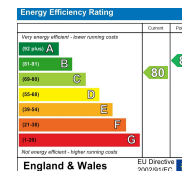
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