



Abingdon Close, Uxbridge, UB10 0BU  
£1,160,000





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- Four Bedrooms
- Stunning Open Plan Kitchen with Underfloor Heating
- Detached
- 27'11ft x 11'11ft Garden Office/Gym with Double Bifolds & AC
- Large Corner Plot
- Three Bathrooms
- Spacious Sitting Room & Reception Room
- Driveway Parking for Over 10 Cars
- 3124 sq ft
- Amazing Condition Throughout

## Description

Nestled away on one of North Hillingdon finest roads, a four bedroom detached home comes to the market offering generously proportioned rooms and versatile living space throughout. Accommodation to the ground floor boasts a porch and spacious entrance hall with access to the garage. living/family room, dining room, fully fitted kitchen/breakfast room, downstairs W/C. To the first floor there are four well proportioned double bedrooms, two en suites and a family bathroom, the master bedroom also boasts a walk in wardrobe, a terrace off the landing completes the first floor.

The front of the property has been landscaped at the borders to create a beautiful area and the generously sized corner plot allows for a driveway for a large number of vehicles. The private rear garden is mainly laid with artificial grass with surrounding patio area throughout, creating a low maintenance garden that is easy on the eye. The rear also has the benefit of a large 27ft x 11ft Office with double bifolds, perfect for multi purpose use.

## Situation

Abingdon Close is a much sought after, tree lined, residential road in Hillingdon Village offering easy access to local shops, sought after schools including Bishopshalt, Swakeleys for Girls, St Helens private school, St Bernadette Catholic School and numerous recreational facilities such as Hillingdon Golf and Cricket Club, Court Park and the fitness and leisure centre in Uxbridge. 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.



**Abingdon Close, UB10**  
Approximate Area = 2777 sq ft / 258.0 sq m  
(Excluding Void & Including Garage)  
Outbuilding = 347 sq ft / 32.2 sq m  
Total = 3124 sq ft / 290.2 sq m  
For identification only - Not to scale

**Ground Floor**

Family Room / Office / Gym  
6.50 x 3.64  
27'11" x 11'11"

Dining Room  
6.90 x 2.70  
22'6" x 9'2"

Kitchen  
6.28 max x 3.55 min  
20'7" x 11'3"

Sitting Room  
6.84 x 4.20  
22'5" x 13'9"

Reception Room  
5.24 x 3.89 max  
17'2" x 12'9"

Reception Room  
5.48 max x 2.91  
18'0" x 9'7"

Garage  
5.91 max x 4.79 max  
19'5" x 15'9"

Garden  
14.38 x 13.63  
47'2" x 44'9"

Extends To  
11.99 x 39'4"

**First Floor**

Bedroom  
3.70 max x 3.20 max  
12'2" x 10'6"

Master Bedroom  
3.70 x 3.70  
12'2" x 12'2"

Walk-in Wardrobe  
3.70 x 1.88  
12'2" x 6'2"

Bedroom  
3.80 max x 3.01 max  
12'6" x 9'11"

Bedroom  
4.55 max x 4.23 max  
14'11" x 13'11"

Terrace  
2.35 x 2.04  
7'9" x 6'8"

Void

Up

Down

North Arrow

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

**ALLDAY & MILLER**  
estate agents

A map of the Hillingdon area in London. A green pin marks the location of the Battle of Britain Bunker. Other labels on the map include ACS International School Hillingdon, Hillingdon Court Park, Misbourne Rd, Glisson Rd, Weald Rd, The Rise, and Google. Map data is from 2026.

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |         | Environmental Impact (CO <sub>2</sub> ) Rating |    |                                                                                                                                                                                                                                                                                                                                    |           |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------------------------------------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--|--|
|                                                                                                                                                                                                                                                                                              | Current | Potential                                      |    | Current                                                                                                                                                                                                                                                                                                                            | Potential |  |  |
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |         | 68                                             | 78 | <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |           |  |  |
| <b>England &amp; Wales</b><br>EU Directive<br>2002/91/EC                                                                                                                                                |         |                                                |    | <b>England &amp; Wales</b><br>EU Directive<br>2002/91/EC                                                                                                                                                                                      |           |  |  |

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