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& MILLER



Morris Avenue, Uxbridge, UB8 1GP  
£635,000

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**£635,000**

- Four Bedrooms
- Two Bathrooms
- Short Walk To Uxbridge Town Centre
- Ground Floor W.C.
- Ground Floor Extension
- Garage Expertly Converted To A Room
- 1485 SqFt/ 138 Sq M
- Fitted Wardrobes.

## Description

This generously proportioned and versatile family home is arranged over three floors, offering flexible living space ideal for modern family life.

The ground floor comprises a bedroom, a convenient downstairs WC, a bright reception room, and an additional family room.

To the first floor, the property features a further bedroom and a stylish fitted kitchen/dining room.

The second floor enjoys three well-sized bedrooms, including a master bedroom with its own ensuite, as well as a contemporary family bathroom.

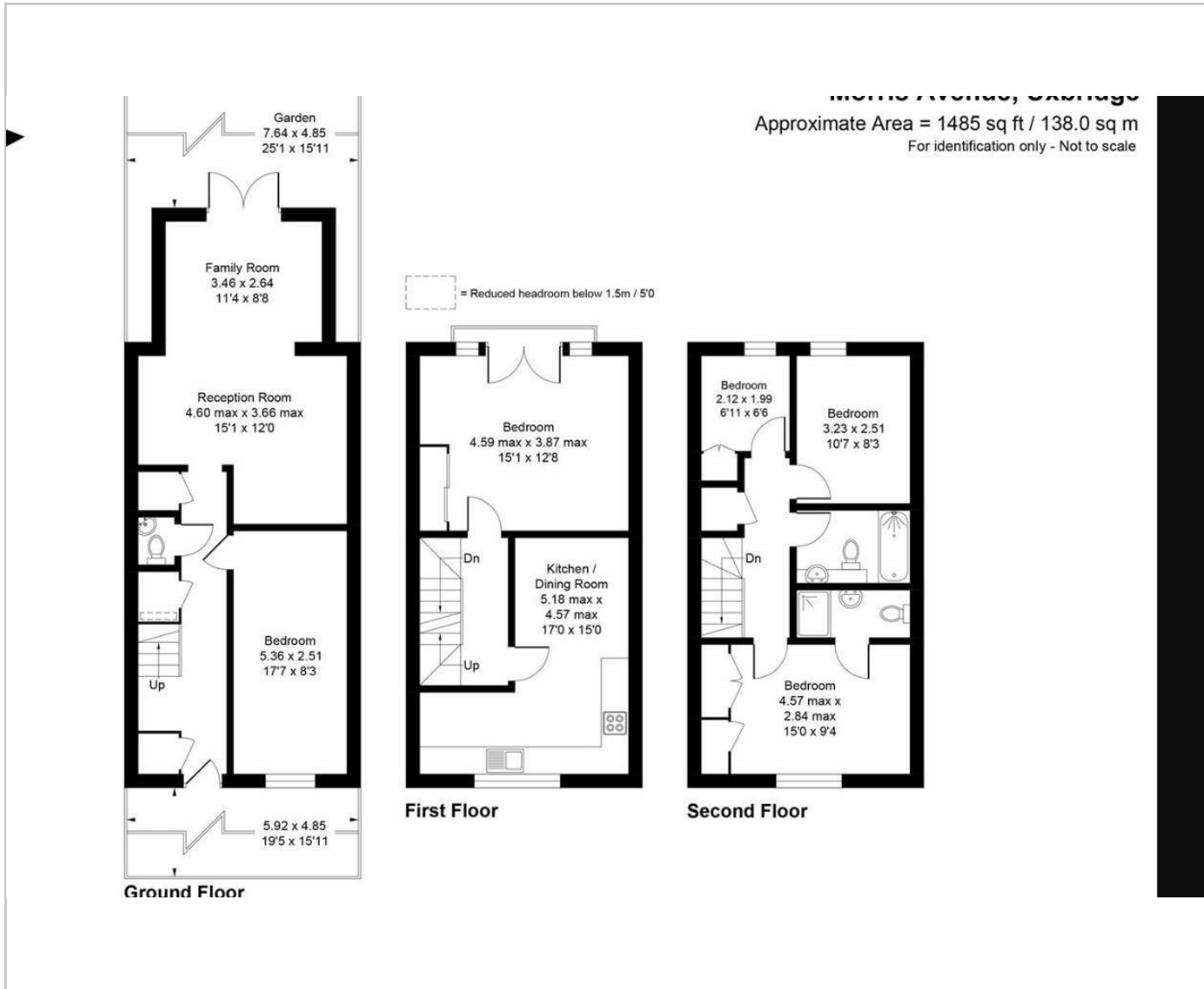
Externally, the property benefits from off-street parking to the front and a private rear garden, ideal for outdoor dining.

## Situation

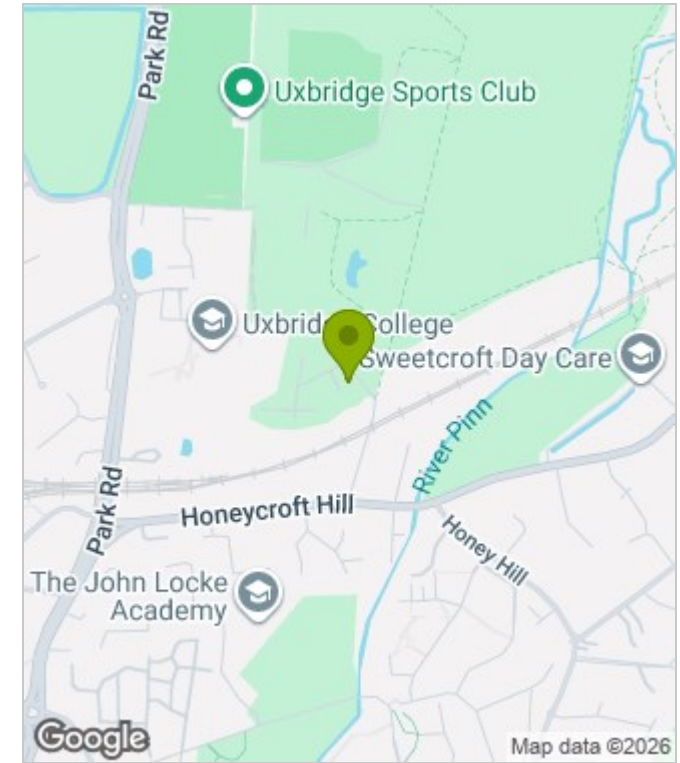
Morris Avenue close to local amenities including Hillingdon Golf Club, Court Park, The Common, St Andrews Park Hillingdon Leisure Centre (with outdoor pool) and Uxbridge Cricket Club. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is approximately half a mile away along with the A40 giving access to London and the Home Counties. The area is served by a number of highly regarded schools including Hermitage primary school, The John Locke Academy and Uxbridge High School.



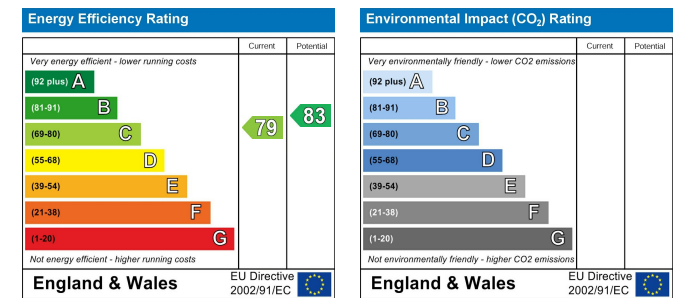
## Floor Plans



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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