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& MILLER



Holm Grove, Uxbridge, UB10 9LZ  
£865,000

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- Four Bedroom Detached
- Master Bedroom with En Suite
- Conservatory
- Two Reception Rooms
- Short Walk to Hillingdon Station
- Two Bathrooms
- Downstairs W.C
- Garage Via Own Driveway
- Off Street Parking for Multiple Vehicle's
- Close to Vyners School

## Description

The ground floor comprises a welcoming entrance hall, spacious open plan reception room overlooking and providing access to the double glazed conservatory that leads onto the rear garden, front facing reception room that is currently being used as the dining room, a sleek fitted kitchen/breakfast room that leads into the utility area, completing the ground floor is a W.C.

The first floor has four well proportioned bedrooms the master benefitting from an ensuite shower room. Outside

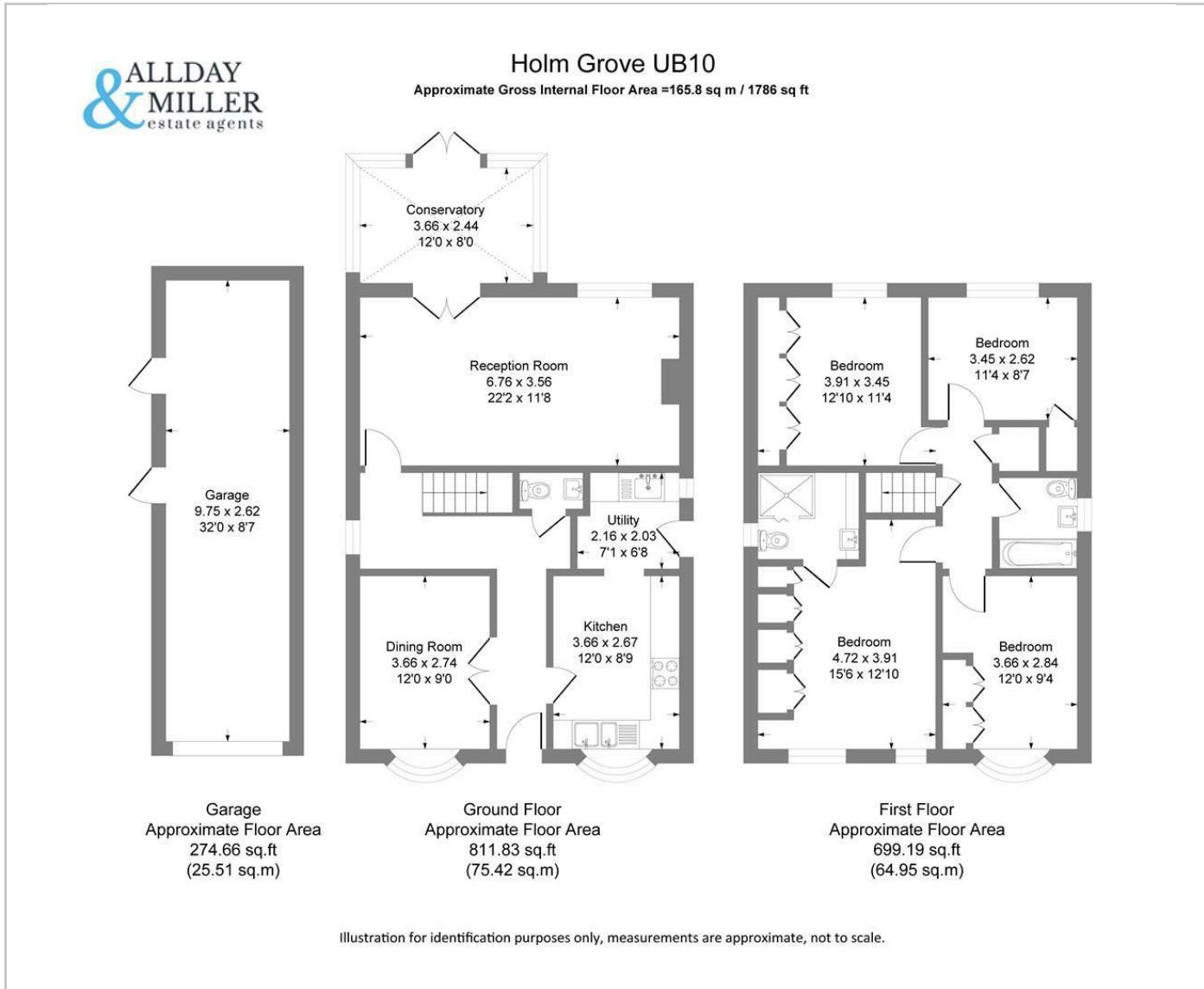
To the front there is a driveway that provides access to the garage that measures 32'x8'7" with additional parking for multiple vehicles. The rear garden is well maintained and mainly laid to lawn with a patio area perfecting for outside dining and entertaining.

## Situation

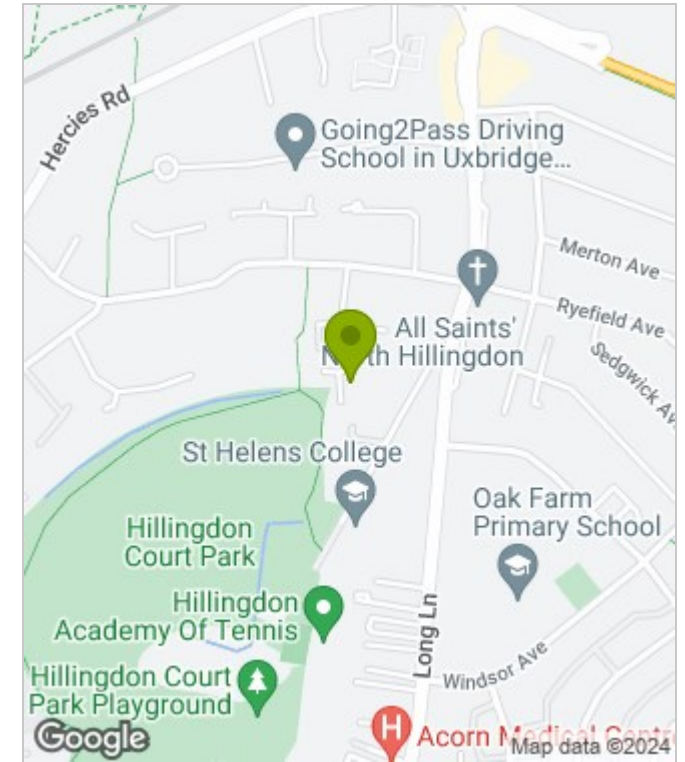
Holm Grove is arguably one of the most sought after cul-de-sacs in North Hillingdon. There are well regarded schools in close proximity and recreational facilities also nearby such as Hillingdon Golf and Cricket Club, Court Park and the fitness and leisure centre in Uxbridge. Uxbridge Town Centre with 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.



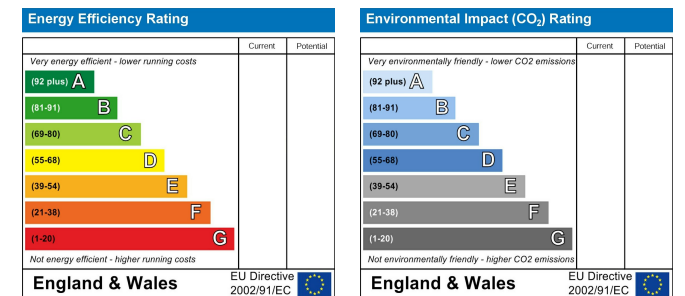
## Floor Plans



## 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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