

ALLDAY  
& MILLER



Royal Lane, Uxbridge, UB8 3QY  
£587,500

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## Royal Lane, Uxbridge, UB8 3QY

**£587,500**

- Newly Built Home
- Stunning Open Plan Kitchen Breakfast Room
- Close To Hillingdon Hospital
- Ground Floor W.C.
- No Chain
- Three Bedrooms
- Large Front Driveway
- 10 Year Build Warranty
- Turn Key Property
- Utility Room

## Description

This stunning family home offers a perfect blend of comfort and modern living. Spanning an impressive 1,034 sq ft, the property features a welcoming reception room, the heart of the home is the sleek fitted kitchen/dining area which boasts bifold doors opening onto the rear.

On the first floor, you will find three bedrooms, providing ample space for family members or guests. The family bathroom is conveniently located to serve all bedrooms.

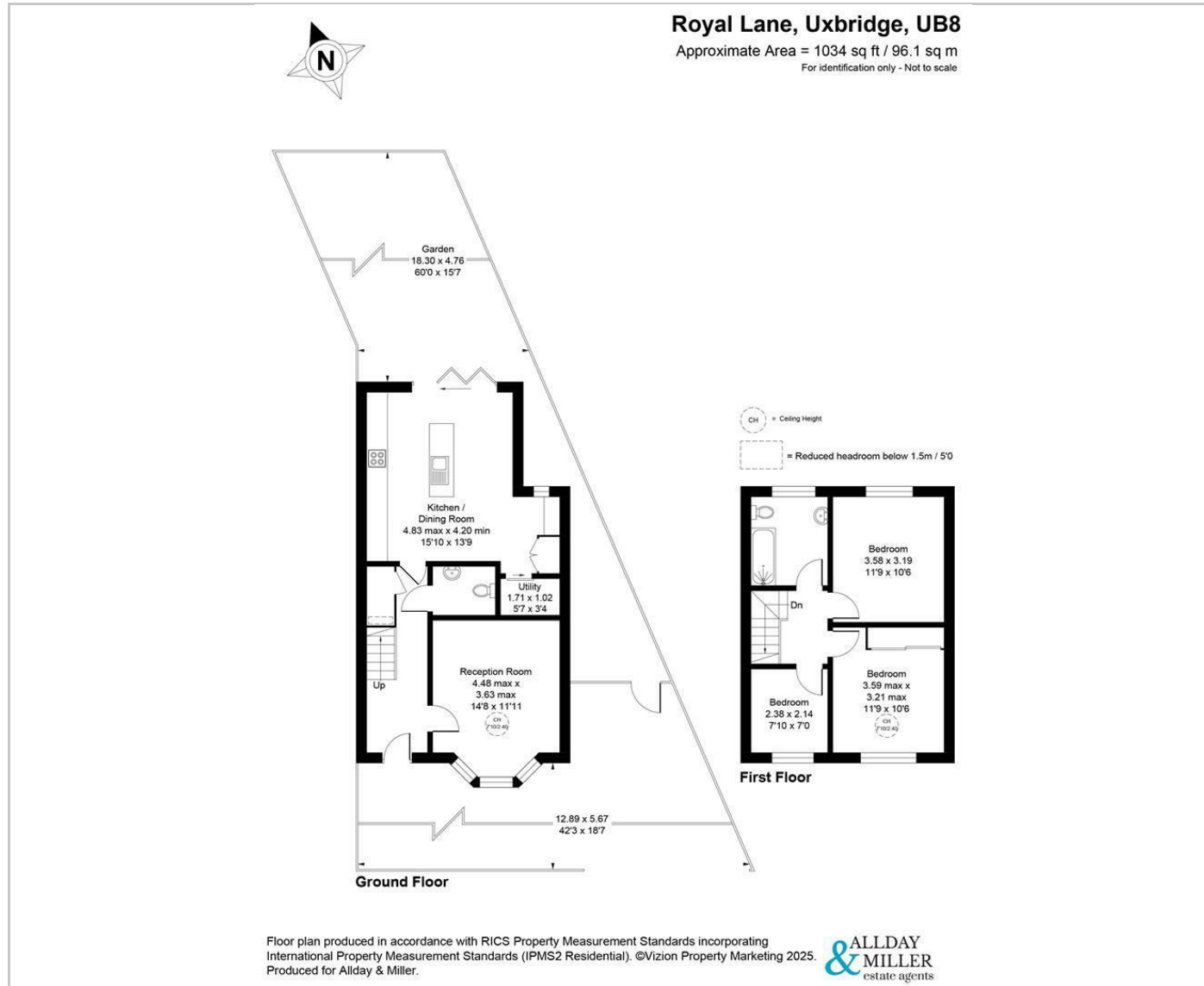
The private garden at the rear of the property is a delightful retreat, offering a tranquil space for dining and entertainment.

## Situation

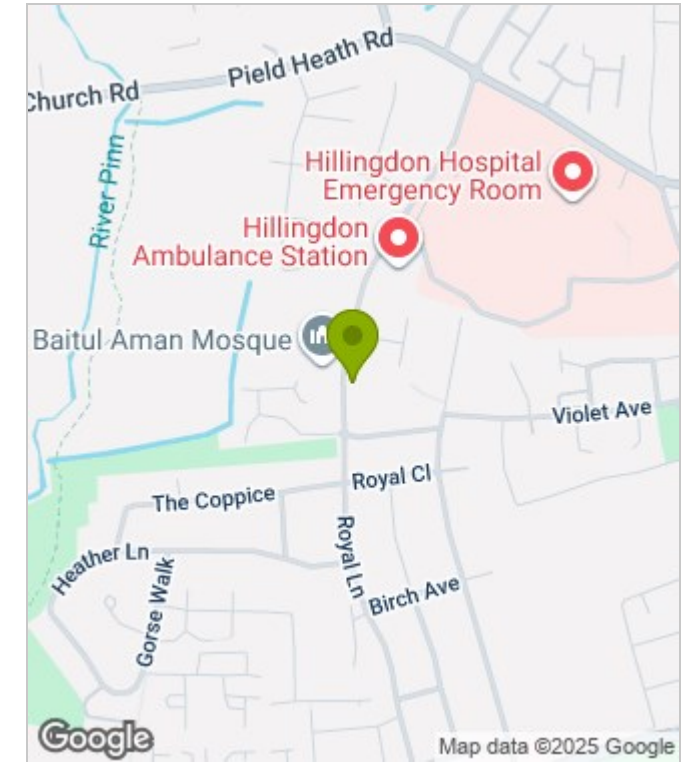
Royal Lane a popular residential road by Hillingdon Hospital. The town centre of Yiewsley and West Drayton and Uxbridge within easy reach offering access to a number of local amenities including local shops, cafes, restaurants and takeaways. West Drayton station just a short drive away with the Elizabeth line, giving serval links to central London and the surrounding area. Stockley Business Park, Heathrow Airport, Hillingdon Hospital and the M4 motorway network are all close by. The area is also served by a number of highly regarded schools including Bishopshalt School and Whitehall Junior school.



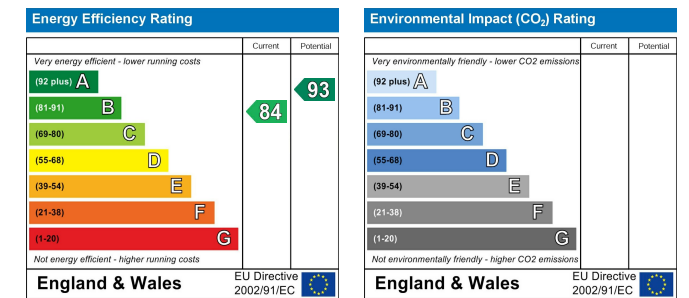
## Floor Plans



## 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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