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Orchard View, Uxbridge, UB8 3AH  
£900,000

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## Orchard View, Uxbridge, UB8 3AH

**£900,000**

- Detached Home in Stunning Condition
- Three Reception Rooms
- Ground Floor W.C.
- 21x18 ft Main Reception Room
- Easy Reach Of Great Schools
- Beautiful Open Ground Floor Extension
- 1463 Sq Ft/135 Sq M
- Desirable & Peaceful Location
- Office / Study
- Impressive Design and Style throughout

## Description

Presented in stunning condition throughout, this home comprises of a welcoming entrance that leads to a well-appointed reception room, convenient downstairs WC, a dedicated office space, the heart of this home is undoubtedly the expansive open-plan family/ dining room, which boasts bifold doors & a sky light window that fills the space with natural light, a fitted kitchen competes this floor.

Venturing to the first floor, you will find three generously sized bedrooms, each offering a peaceful retreat. The state-of-the-art bathroom on this level is designed with modern fixtures and finishes, ensuring a luxurious experience.

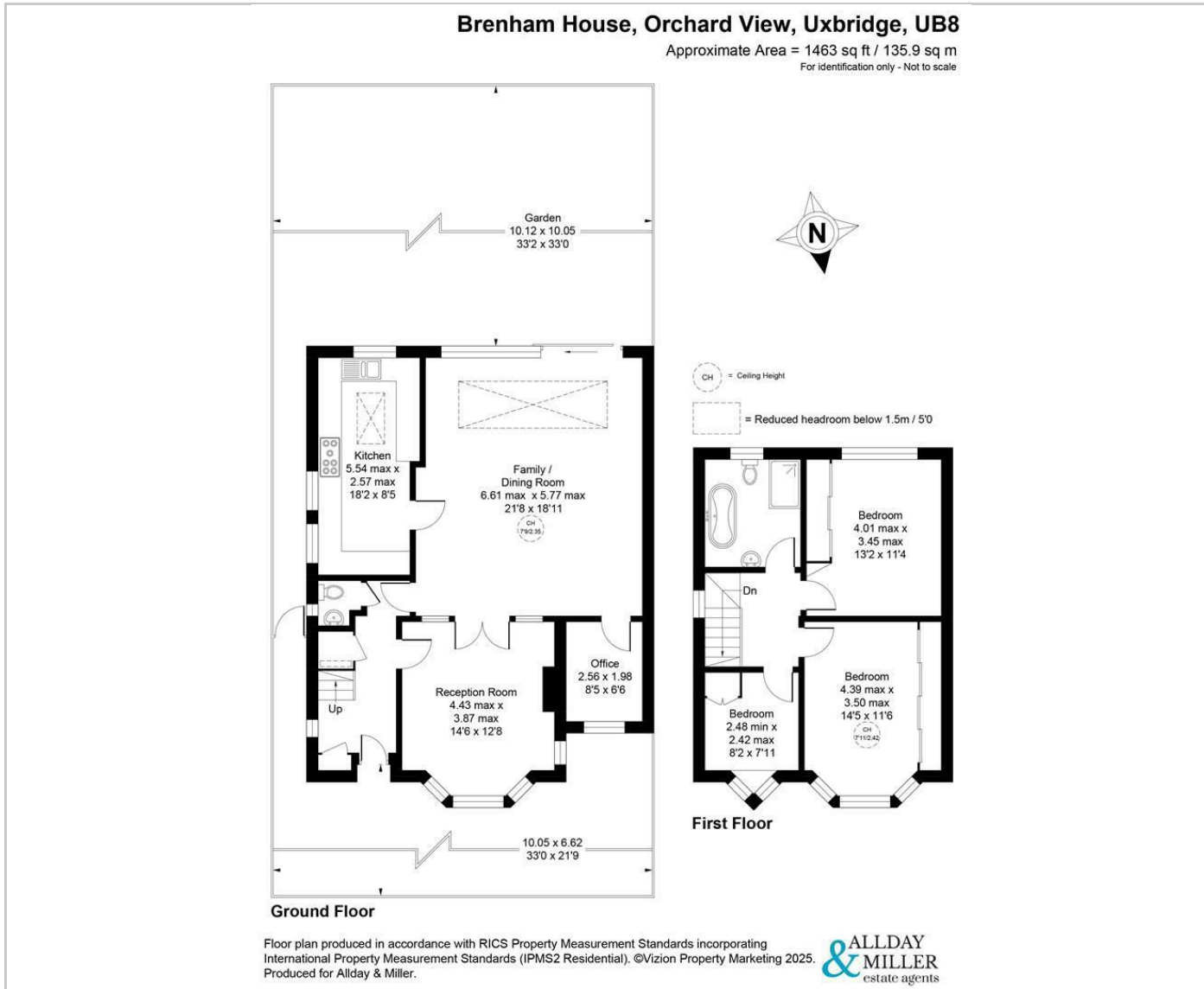
Outside, the property benefits from a front drive providing off-street parking, a valuable feature in this desirable location. The garden is mainly laid to lawn, offering a tranquil outdoor space for relaxation, play, or entertaining.

## Situation

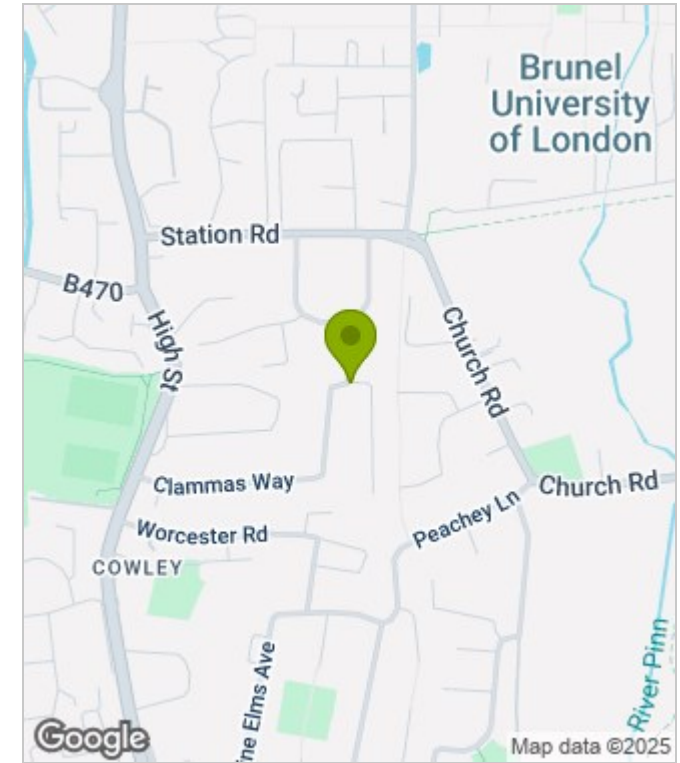
Orchard View is positioned close to good amenities including Uxbridge town centre with its variety of local shops, restaurants and bars, along with Uxbridge tube station runs the Metropolitan and Piccadilly Line services into London. West Drayton station is also a short drive away with the Elizabeth Line. There are a number of bus/road links close by creating easy access to Heathrow Airport, Brunel University and Stockley Business Park, the M4 and M25 motorways. The area is served by many highly regarded schools including Whitehall junior school and Uxbridge High school.



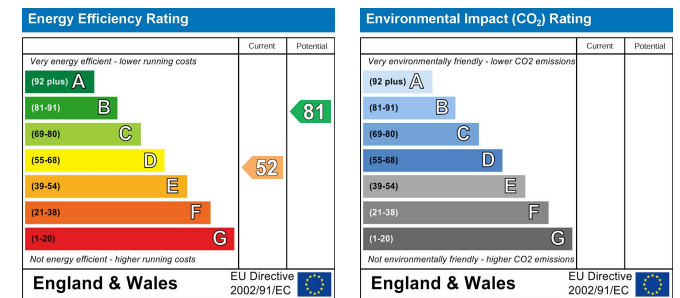
## Floor Plans



## Area Map



## Energy Performance Graph



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