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& MILLER



Richmond Avenue, Uxbridge, UB10 9BJ  
£575,000

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**£575,000**

- Three Bedrooms
- Extended to Rear
- Downstairs W/C
- Separate Utility Room
- Sought After Oak Farm Location
- Driveway Parking
- Good Condition Throughout
- Walking Distance to Hillingdon Station
- Close to Highly Regarded Schools
- Study

## Description

This well-presented family home offers spacious and versatile living accommodation, ideal for modern lifestyles.

To the ground floor, the property comprises a welcoming reception room, a separate dining room perfect for entertaining, a dedicated study, a convenient downstairs WC, a utility room, and a well-appointed kitchen.

To the first floor, the property benefits from three generously sized bedrooms and a family bathroom.

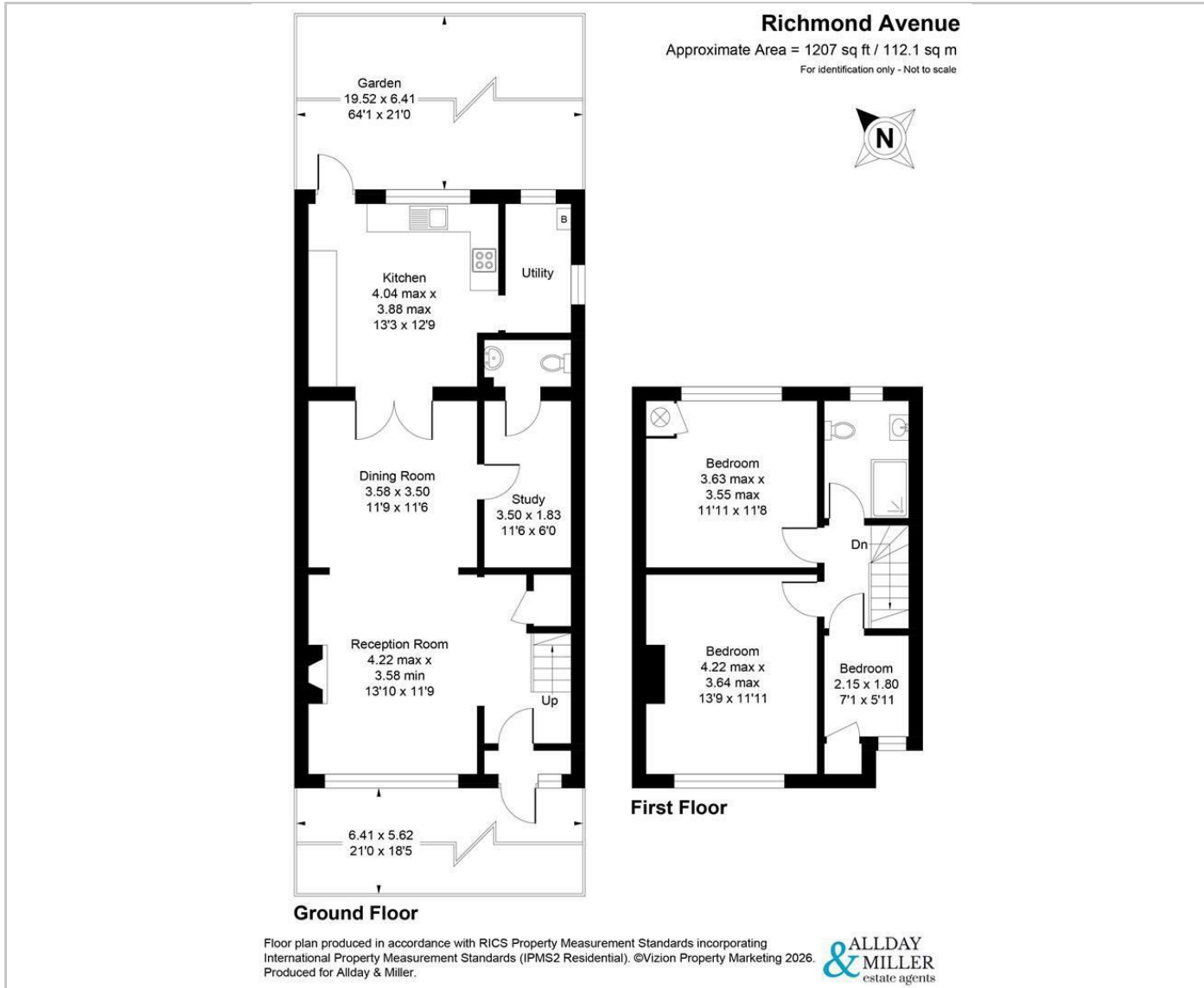
Externally, the home features a front driveway providing off-road parking, along with a private rear garden.

## Situation

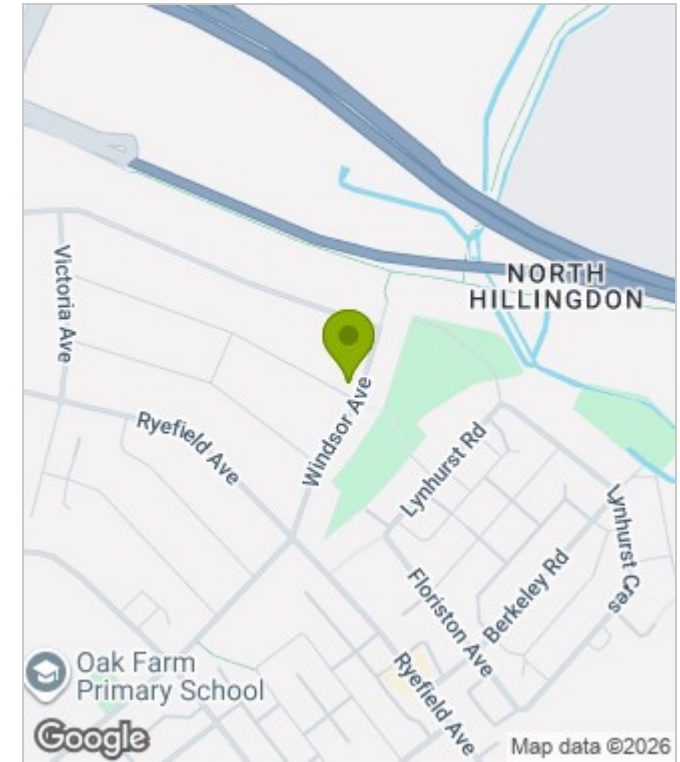
Richmond Avenue is a sought after residential road within the Oak Farm development just off Long Lane, offering easy access to a number of highly regarded local schools including Oak Farm, Ryefield and St Bernadettes. Hillingdon station just a short drive away with the Metropolitan and Piccadilly line giving easy links into central London. For the commuters the A40/M25 & M40 are close by with its easy access into London and the Home Counties. Uxbridge Town Centre with its vast array of local shops, restaurants, coffee shops, bars, gyms and a cinema is approximately just over a mile away.



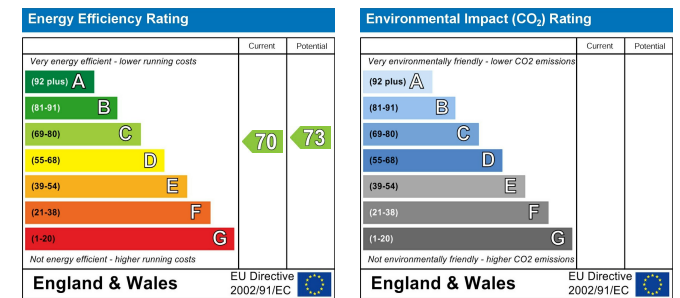
## Floor Plans



## 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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