

ALLDAY  
& MILLER



Royal Lane, Uxbridge, UB8 3QY  
£550,000





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- Five Bedroom
- Large Private Rear Garden ( Approx 100ft
- Close to Highly Regarded Schools
- Two Bathrooms
- Outbuilding
- Extended to Rear & Into Loft
- Off Street Parking for Two Cars
- Terraced
- Office
- Fantastic Links by Rail & Road

## Description

Measuring 1282 Sq Ft the property comprises of; welcoming hallway, open plan through lounge filled with abundance of natural light, fully fitted kitchen diner that overlooks and provides access to the rear garden and completing the ground floor is an office. To the first floor there are three well proportioned bedrooms and a modern family bathroom and stairs to the top floor with a further two bedrooms and bathroom.

### Outside

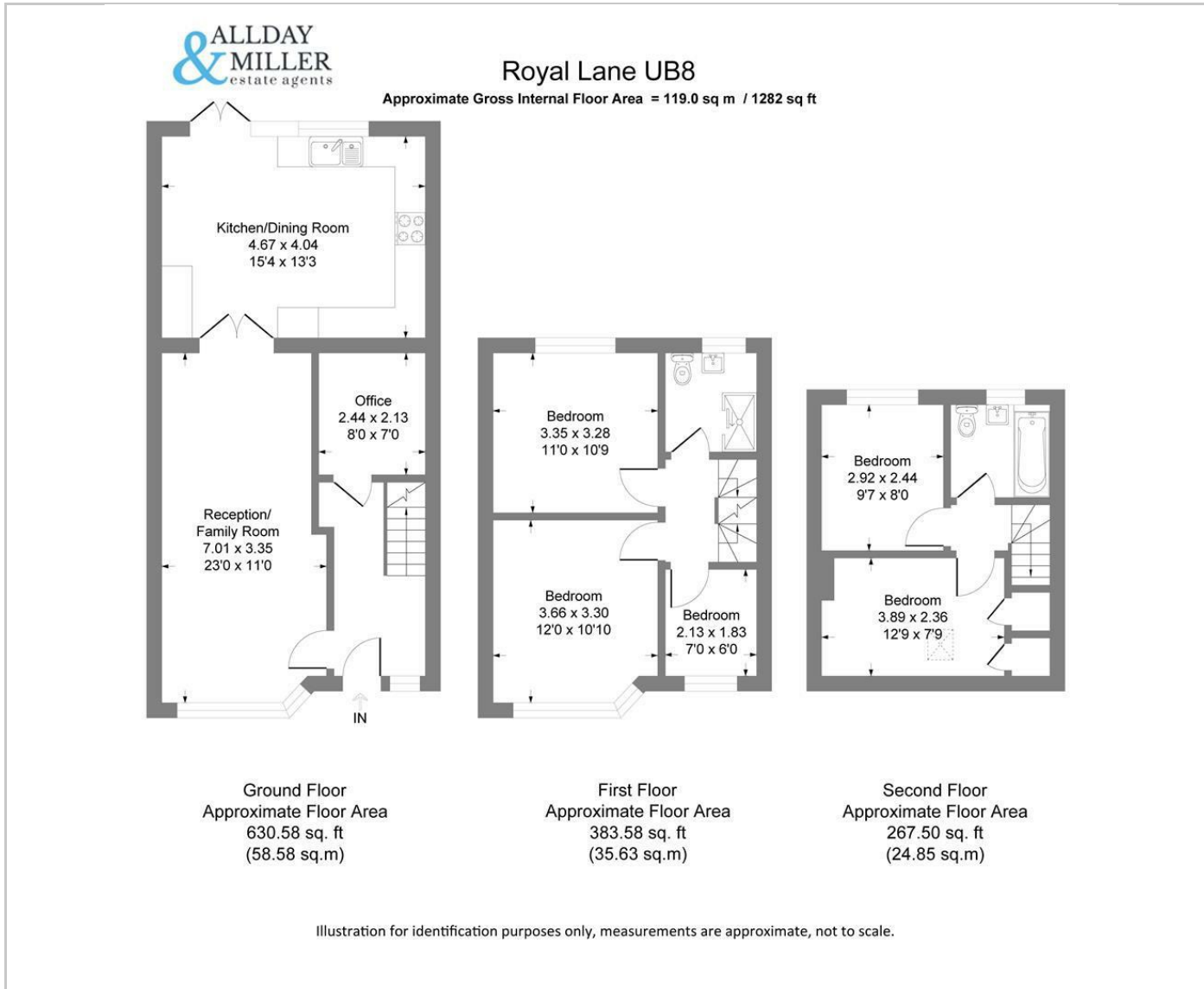
To the front of the property there is a paved driveway providing off street parking for two cars. To the rear of the property there is a large 100ft garden with patio area perfect for outside dining. There is also a large shed to the rear that is currently being used as a gym.

## Situation

Royal Lane is a residential road by Hillingdon hospital, just a short walk from Bishopshalt senior school and Brunel University. There are a number of bus/road links close by creating easy access to Stockley Park, the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station.



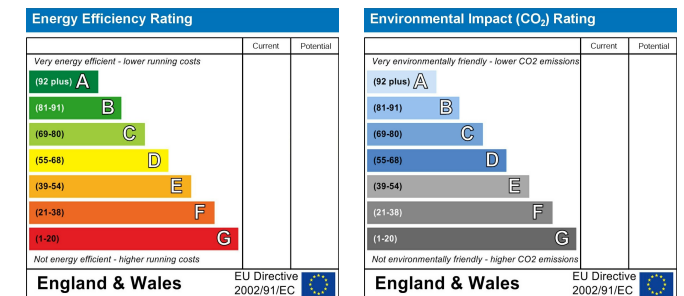
## Floor Plans



## 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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