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& MILLER



Dellfield Crescent, Uxbridge, UB8 2EU  
£875,000

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Dellfield Crescent, Uxbridge, UB8 2EU

**£875,000**

- Four Bedroom Detached
- Stylish Interior Throughout
- Open Plan Kitchen
- Close to Highly Regarded Schools
- Office
- Two Bathroom
- Off Street Parking for Multiple Vehicles
- Utility Area
- Fantastic Links by Road & Rail ( Crossrail )
- Garage via Own Driveway

## Description

This stylish four bedroom extended detached family home comes to the market in immaculate condition throughout having been improved and maintained by the current owners.

The accommodation measures a total of 1703 Sq Ft and comprises a welcoming entrance hallway, a bright and spacious 23' reception room, which flows seamlessly onto a modern kitchen with integrated appliances as well as benefitting from a utility area and pantry, there is also a stunning ground floor bathroom and office.

The first floor holds four well proportioned bedrooms and a shower room.

Further benefits of the property include Bosch Worcester boiler fitted in Oct 21, window shutters to the front fitted in March 21, water softener system throughout, Grohe bathroom fittings, designer radiators on the ground floor, insulated electric roller shutter on garage with remote control.

### Outside

To the rear there is a neatly presented rear garden with patio area perfect for outside dining and entertaining. There is also a brick built shed and workshop with electric.

To the front of the property there is a garage that can be approached via own driveway and additional parking to the front for four cars

## Situation

Dellfield Crescent is positioned close to good amenities that include local shops, well-regarded schools and has easy access to Hillingdon Hospital, Brunel University and Stockley Business Park. Uxbridge and West Drayton are a short drive away and provides more comprehensive shops, restaurants, bars along with Uxbridge tube station and West Drayton train station Uxbridge Station runs both the Metropolitan and Piccadilly Line services into London. West Drayton station also has access to the Crossrail (Elizabeth) Line and runs a fantastic non-stop service to destinations such as Heathrow Airport (8 mins), Bond Street (23 minutes\*), Paddington, Canary Wharf, and Liverpool Street just 20 minutes\*, 37 minutes\* and 31 minutes\* respectively, which almost halves their current journey times! . There are a number of bus/road links close by creating easy access to Heathrow Airport, the M4 and M25.

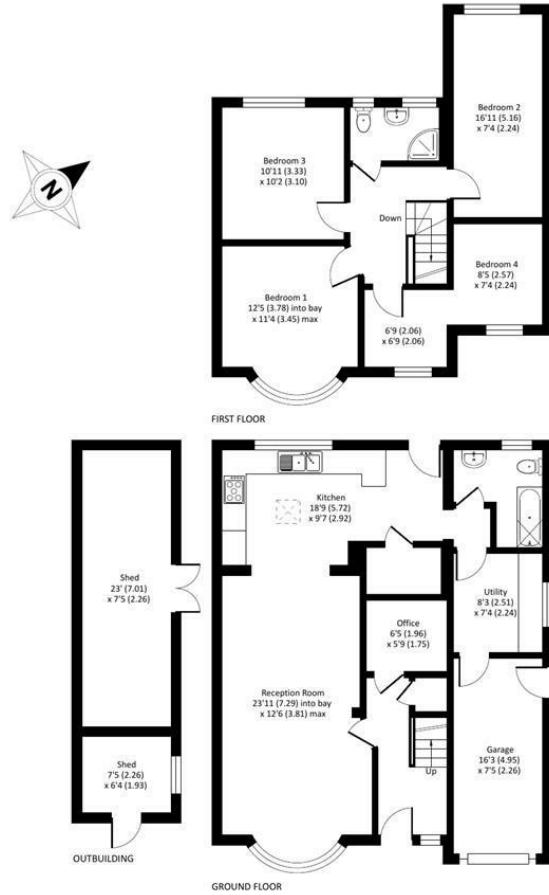


## Floor Plans

### Dellfield Crescent, Uxbridge, UB8

Approximate Area = 1364 sq ft / 127 sq m  
 Garage = 121 sq ft / 11 sq m  
 Outbuildings = 218 sq ft / 20 sq m  
 Total = 1703 sq ft / 158 sq m

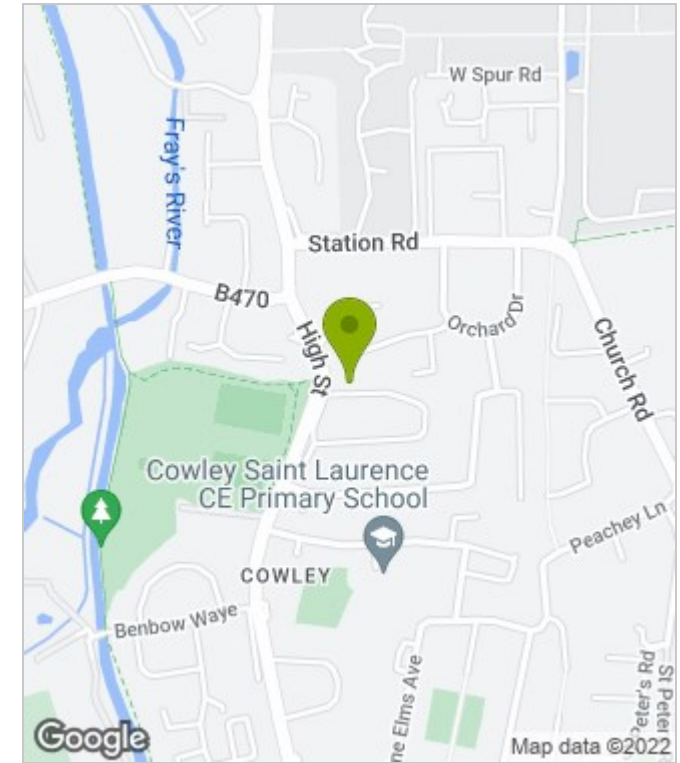
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlxhccom 2022. Produced for Allday & Miller. REF: 864951

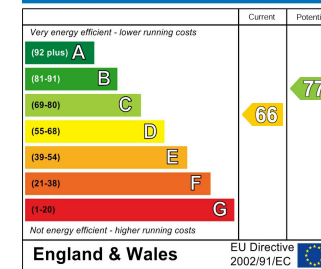


## Area Map

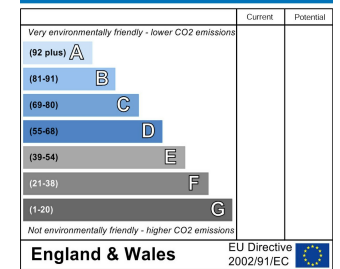


## Energy Performance Graph

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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