

ALLDAY  
& MILLER



Dellfield Crescent, Uxbridge, UB8 2ET  
£550,000

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**£550,000**

- Three Bedrooms
- Off Street Parking
- Two Reception Rooms
- Potential to Extend (Subject to Planning)
- Fantastic Links by Rail & Road
- Semi Detached
- Garage via Own Drive
- Quiet Residential Location
- Large Private Rear Garden
- No Upper Chain

## Description

This home creates the perfect space for family living comprising of an inviting entrance, bright and airy reception room, a second reception/dining room and a fitted kitchen.

To the first floor you will find three well proportioned bedrooms and a family bathroom with separate WC.

A front garden with paved space for off street parking that also provides access to the garage. To the rear a large private garden with patio area for outside dining and entertaining.

## Situation

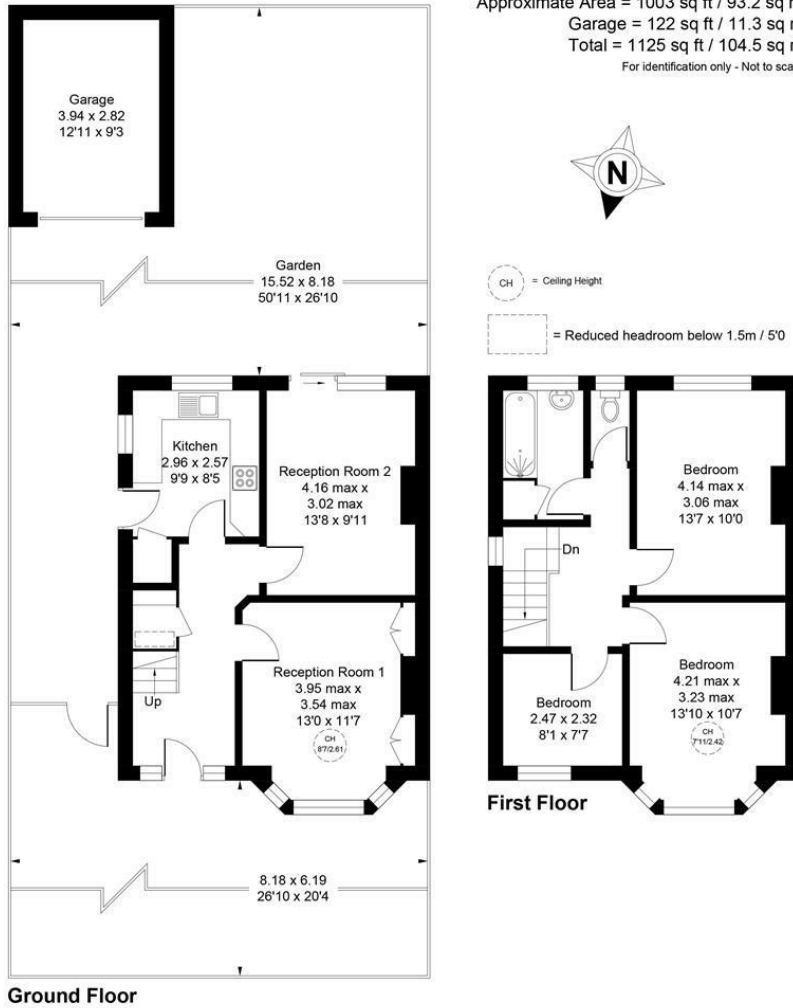
Dellfield Crescent is positioned close to good amenities that include local shops, well-regarded schools and has easy access to Hillingdon Hospital, Brunel University and Stockley Business Park. Uxbridge and West Drayton are a short drive away and provides more comprehensive shops, restaurants, bars 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 . 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

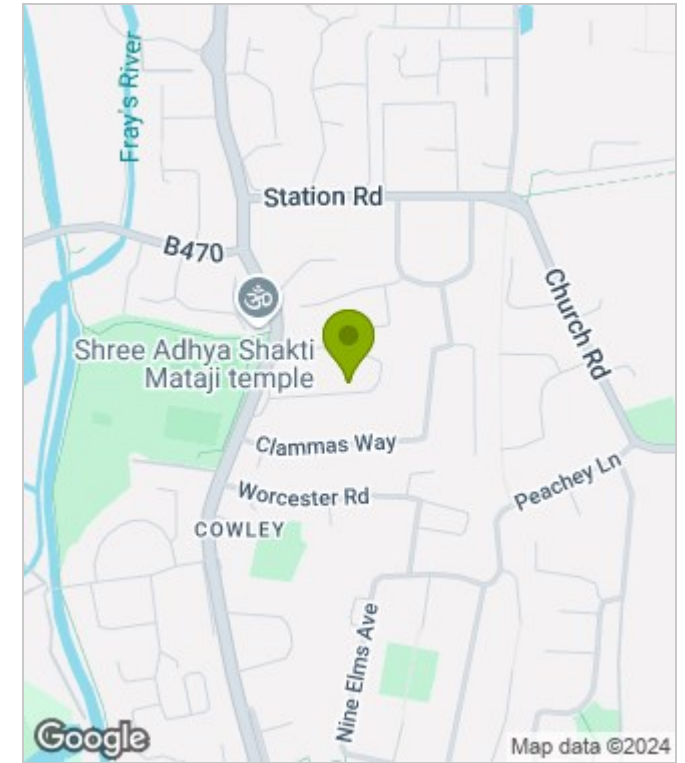
Approximate Area = 1003 sq ft / 93.2 sq m  
 Garage = 122 sq ft / 11.3 sq m  
 Total = 1125 sq ft / 104.5 sq m  
 For identification only - Not to scale



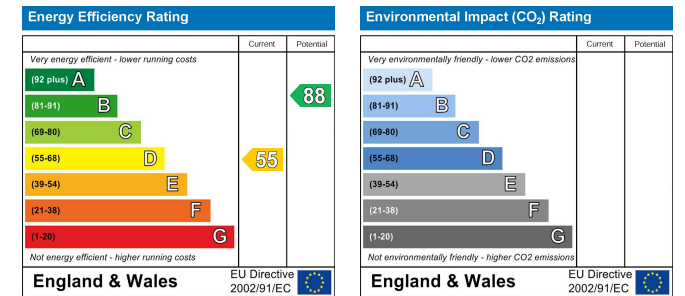
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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## Area Map



## Energy Performance Graph



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