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& MILLER



Orchard Way, Uxbridge, UB8 2BW  
£565,000

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## Orchard Way, Uxbridge, UB8 2BW

**£565,000**

- Three Bedroom Semi Detached
- Potential to Extend Subject to Planning
- Short Drive to M40/A40/M25/M4
- Well Presented Throughout
- Short Walk to Uxbridge High Street & Station
- Off Street Parking
- Nearby to Highly Regarded Schools
- Quiet Location
- Utility Room
- Large Garden Perfect for Outside Dining and Entertaining

## Description

One of the stand out features of this home is the lovely large garden, perfect for outdoor entertaining, gardening enthusiasts, or simply enjoying a peaceful retreat. Additionally, the property offers off-street parking, ensuring convenience for residents and visitors alike.

The location is particularly appealing, as it is within walking distance to Uxbridge High Street and the station, providing easy access to a variety of shops, restaurants, and transport links. Families will appreciate the proximity to highly regarded schools, making this an ideal setting for those with children.

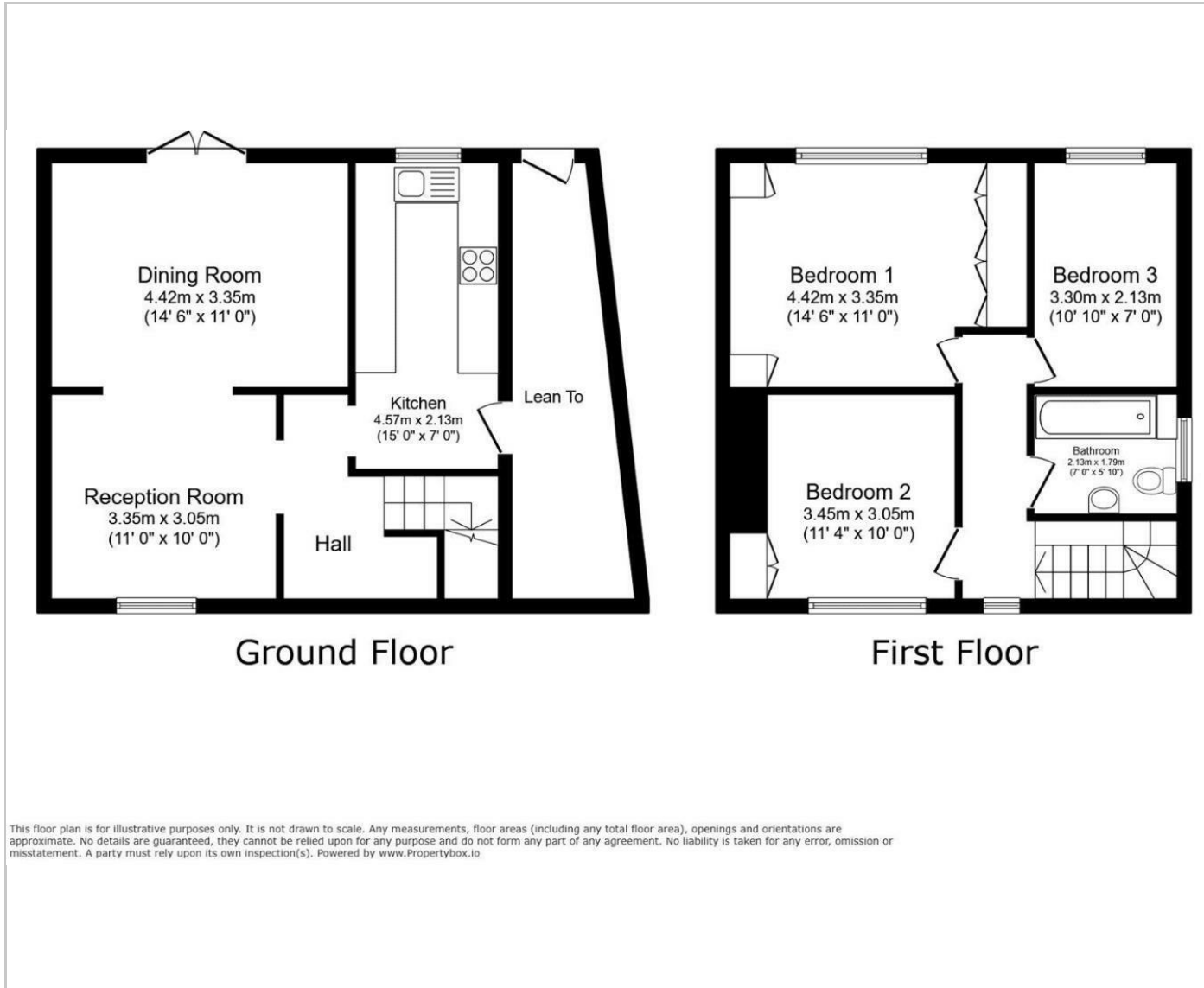
Furthermore, there is potential to extend the property, subject to planning permission, allowing for the possibility to tailor the home to your specific needs and preferences. This semi-detached house is not just a place to live; it is a wonderful opportunity to create a home that suits your lifestyle. Do not miss the chance to view this delightful property in a sought-after location.

## Situation

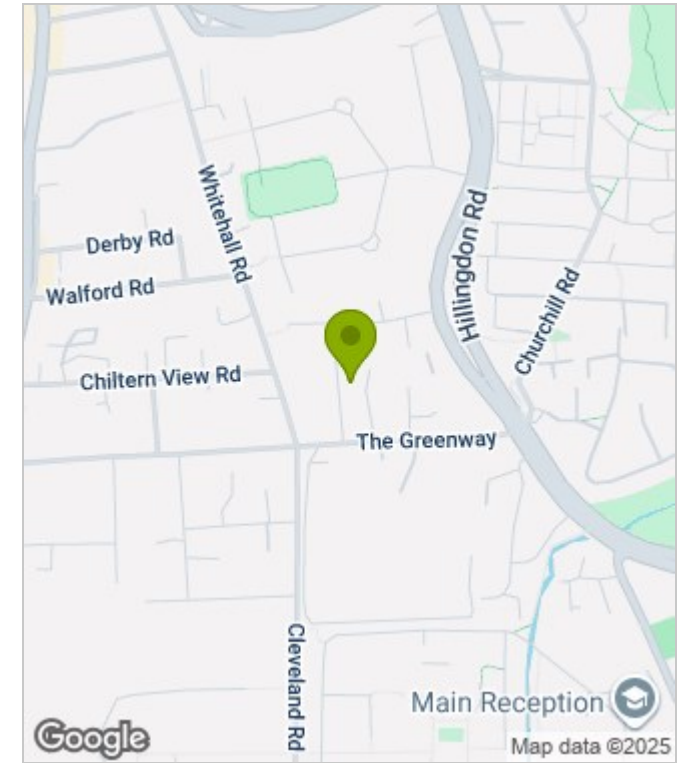
Orchard Way is situated just off the Hillingdon Road, within close proximity to Uxbridge Town Centre, with its multiple shopping facilities, restaurants, bars, coffee shops, gyms and a cinema. For the commuters the Metropolitan and Piccadilly Line from the station giving several links to central London and the surrounding area. Local bus routes providing access to Uxbridge College, Brunel University and Hillingdon Hospital, and the A40/M25 motorways. There are a number of highly regarded schools just a short drive away including Whitehall Junior school, St Marys and Uxbridge High School.



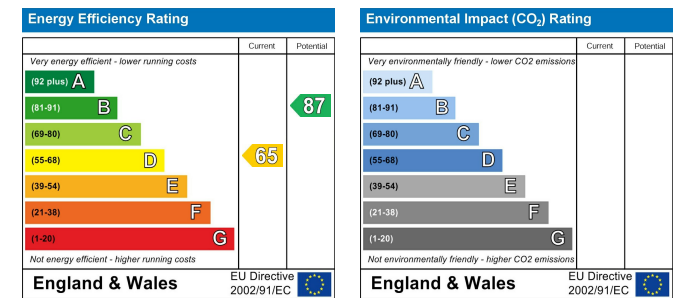
## Floor Plans



## Area Map



## Energy Performance Graph



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