



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Dellfield Crescent, Uxbridge, UB8 2EU
£510,000

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Dellfield Crescent, Uxbridge, UB8 2EU

£510,000

- Semi Detached
- Good Condition Throughout
- Detached Garage & Outbuilding
- Large Private Rear Garden
- Driveway / Off Street Parking
- Three Bedrooms
- Quiet Residential Location
- Off Street Parking
- Fantastic Links by Rail & Road
- Lean To/ Utility Room

Description

This family home offers a perfect blend of comfort and convenience. The property is in good condition and the perfect space for family living.

Upon entering, you are greeted by a spacious reception room, a dining area, perfect for entertaining family and friends and two fitted kitchens which provide access to the rear.

As you ascend to the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is conveniently located, ensuring that all your needs are met.

Outside, the property features a front driveway, providing off-street parking for your convenience. The rear garden is a private garden, ideal for outdoor gatherings. Additionally, the garden includes a garage and an outbuilding, offering extra storage or potential for a workshop.

Situation

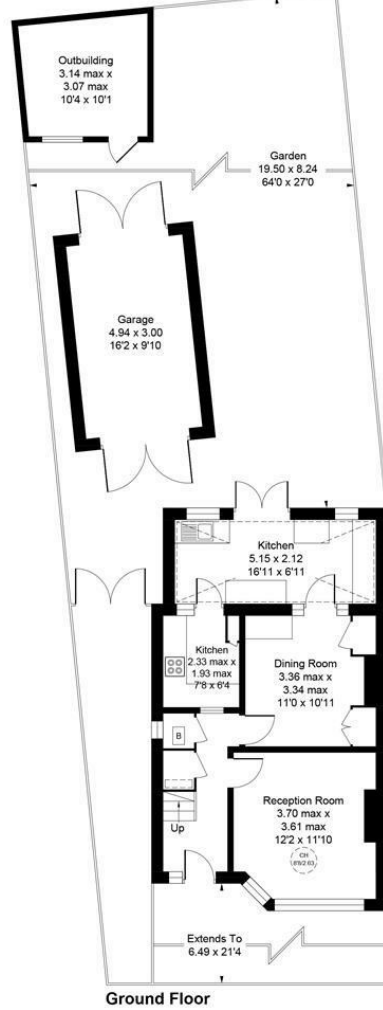
Dellfield Crescent is positioned close to good amenities that include local shops, well-regarded schools and has easy access to Hillingdon Hospital, Brunel University and Stockley Business Park. Uxbridge and West Drayton are a short drive away and provides more comprehensive shops, restaurants, bars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



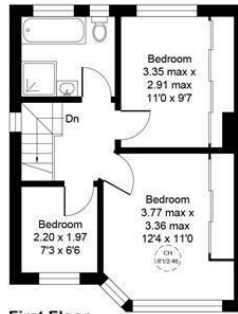
Floor Plans

Dellfield Crescent, Uxbridge, UB8

Approximate Area = 955 sq ft / 88.7 sq m
 Garage = 170 sq ft / 15.8 sq m
 Outbuilding = 102 sq ft / 9.5 sq m
 Total = 1227 sq ft / 114.0 sq m
 For identification only - Not to scale



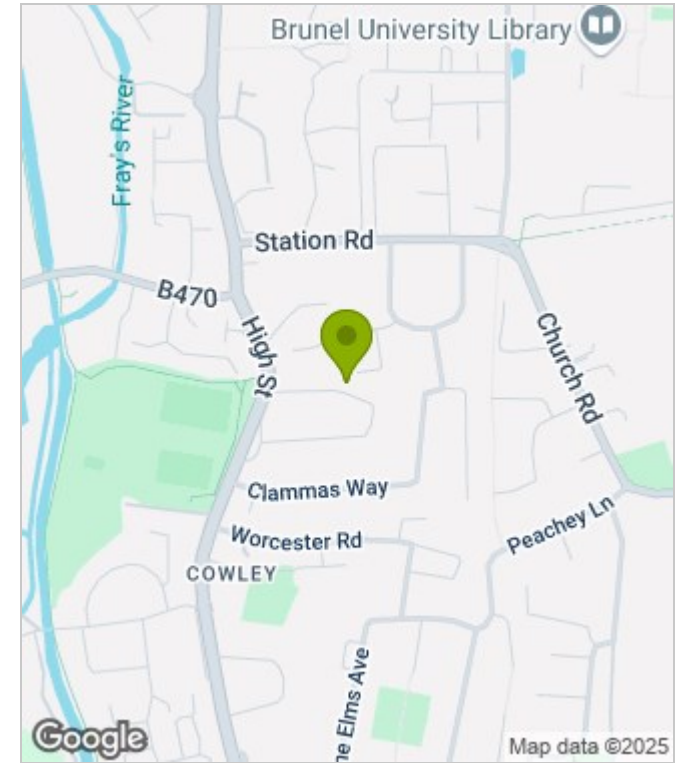
CH = Ceiling height
 = Reduced headroom below 1.5m / 5'0"



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

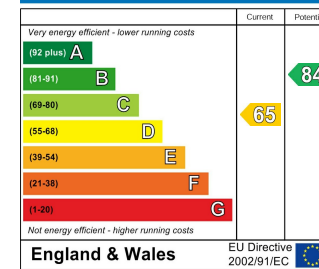


Area Map

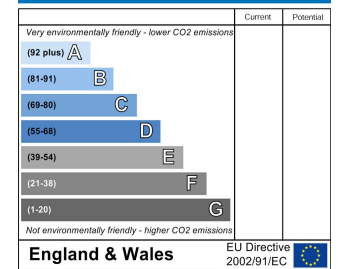


Energy Performance Graph

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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