

ALLDAY  
& MILLER



Lees Road, Uxbridge, UB8 3AS  
£735,000

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**£735,000**

- Four Bedrooms
- Driveway Parking
- Two Reception Rooms
- Private Rear Garden Backing Onto Field
- Sought After Location
- Detached
- Two Bathrooms
- Scope to Extend Further (STPP)
- Walking Distance to Local Amenities
- 1537 sq ft

## Description

This spacious family home comprises of an inviting entrance porch, dining room, downstairs double bedroom, WC & shower room, modern fitted kitchen, light filled reception room with a fireplace and double doors which provides access to the rear garden.

Rising to the first floor enjoys three double bedrooms with plenty of storage space and a family bathroom.

The front benefits from a large driveway creating space for off street parking for multiple vehicles. To the rear boasts a beautiful private garden mainly laid to lawn with a patio area, perfect for outside dining and entertainment.

## Situation

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

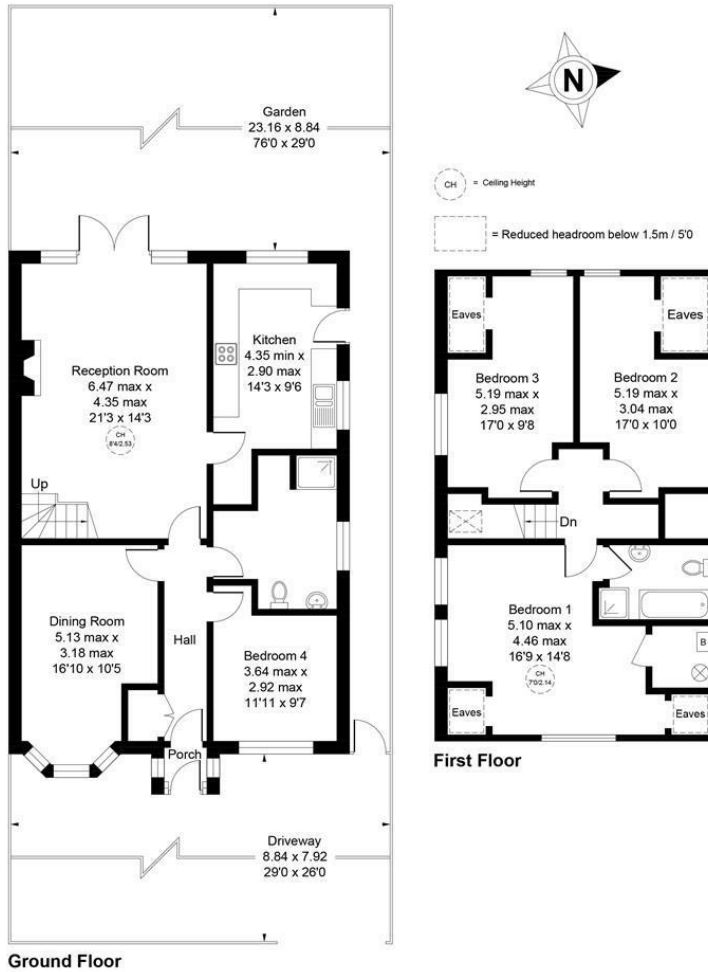


## Floor Plans

### Lees Road, Uxbridge, UB8

Approximate Area (Excluding Eaves) = 1537 sq ft / 142.8 sq m

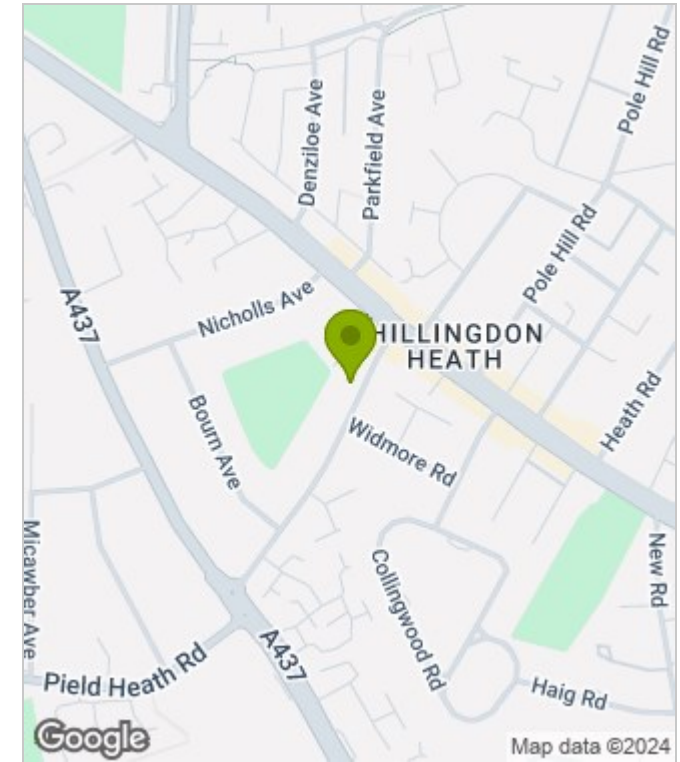
For identification only - Not to scale



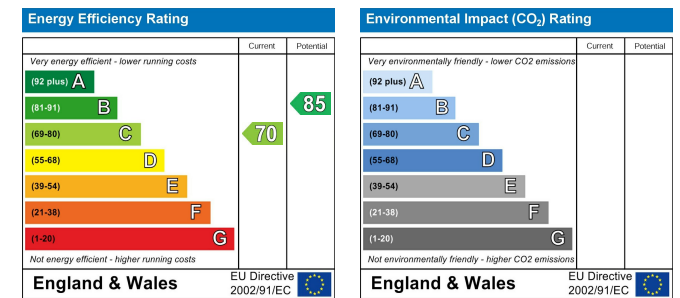
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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## Area Map



## Energy Performance Graph



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[www.alldayandmiller.co.uk](http://www.alldayandmiller.co.uk)

192 High Street, Uxbridge, Middlesex, UB8 1LB

T: 01895 641 000 | E: sales@alldayandmiller.co.uk

T: 01895 379 549 | E: lettings@alldayandmiller.co.uk