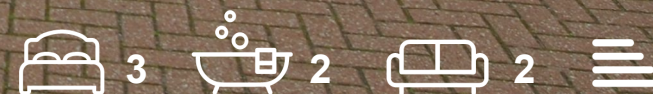


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Ivybridge Close, Uxbridge, UB8 3TT
£640,000





Ivybridge Close, Uxbridge, UB8 3TT

£640,000

- Three Bedroom
- Garage Via Own Driveway
- En suite Shower room
- Stunning Garden
- Walking Distance To Uxbridge
- Detached
- Conservatory
- Vacant Possession
- Private Development
- Built By Berkley homes

Description

On the ground floor, the entrance hall provides access into the cloakroom, the kitchen and the reception room. The reception room has an under stairs cupboard, a window to rear aspect and doors to the spacious conservatory from here you access the rear garden. The kitchen is fitted with units, a built in oven with separate hob and extractor fan over, with a front aspect window.

On the first floor, the landing provides access into all three bedrooms, a built in cupboard and the bathroom. Bedroom one has a front aspect window, built in wardrobes and a modern en-suite shower room. Bedroom two is to the rear aspect with a built in cupboard and bedroom three is a single room to the rear aspect. The bathroom comprises a three piece suite including a panel enclosed bath, wash basin and low level WC, with a side aspect window.

Outside

The front has a garden area, parking and driveway to the garage. The rear garden is beautifully landscaped with attractive borders and patio area and side access, measuring approx. 70ft

Situation

Ivybridge Close is a modern private development situated off Kingston Lane, on the outskirts of Uxbridge Town Centre and within easy reach of Brunel University, the multiple shopping facilities and the Metropolitan/Piccadilly Line Station.



The image displays two floor plans for a property. The Ground Floor plan on the left shows a layout with a Conservatory (5.00 x 3.41 / 16'5 x 11'2) at the rear, a Garage (5.22 x 2.82 / 17'2 x 9'3) on the left, a large Sitting / Dining Room (5.27 x 4.78 / 17'3 x 15'8) in the center, and a Kitchen (3.36 x 2.57 / 11'0 x 8'5) at the front. It also includes a bathroom, a toilet, and a central staircase with 'Up' and 'Down' directions. An 'IN' arrow indicates the entrance. The First Floor plan on the right shows three bedrooms: Bedroom 1 (3.54 x 3.15 / 11'7 x 10'4), Bedroom 2 (3.48 x 2.50 / 11'5 x 8'2), and Bedroom 3 (2.43 x 2.19 / 8'0 x 7'2). It also features a bathroom, a toilet, and a central staircase with a 'Dn' (Down) direction.

Ground Floor

Conservatory
5.00 x 3.41
16'5 x 11'2

Garage
5.22 x 2.82
17'2 x 9'3

Sitting / Dining Room
5.27 x 4.78
17'3 x 15'8

Kitchen
3.36 x 2.57
11'0 x 8'5

Up

IN

First Floor

Bedroom 3
2.43 x 2.19
8'0 x 7'2

Bedroom 2
3.48 x 2.50
11'5 x 8'2

Bedroom 1
3.54 x 3.15
11'7 x 10'4

Dn

Approximate Gross Internal Area = 101.3 sq m / 1090 sq ft
Garage = 14.6 sq m / 157 sq ft
Total = 115.9 sq m / 1247 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

A map of Brunel University London and the surrounding area. The map shows the university's main campus with a green pin marking the 'Main Reception' location. To the north, 'Uxbridge High School' is marked with a blue pin. Major roads like Hillingdon Rd, Churchill Rd, and Hillingdon Hill are visible. The map also shows 'The Greenway' and 'Deblin Dr'. The Google logo is in the bottom left corner, and 'Brunel University' and 'SporMap data ©2024' are in the bottom right corner.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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