



Perry Close, Uxbridge, UB8 3HR
£555,000

3 1 1 C



Perry Close, Uxbridge, UB8 3HR

£555,000

- Three Bedrooms
- Garage
- Perfect Family Home
- Huge Potential to Extend STPP
- Wide Private Rear Garden
- Good Condition Throughout
- Driveway
- Quiet Cul-De-Sac
- Downstairs W/C
- EPC Rating - C

Description

This spacious family home offers a perfect blend of comfort and practicality. The ground floor welcomes you with a generous reception room that seamlessly flows into a bright dining area, creating an inviting space for family gatherings and entertaining guests. The fitted kitchen is well-equipped, while a convenient downstairs WC adds to the functionality of the layout.

As you ascend to the first floor, you will find three well-proportioned bedrooms, two of which feature fitted wardrobes, providing ample storage space. The family bathroom, complete with a separate WC.

Outside, the property boasts a front drive that offers off-street parking, along with access to a garage. The beautiful private garden is a standout feature, predominantly laid to lawn, making it an ideal setting for outdoor dining and entertainment.

Situation

Perry Close just a short drive from Uxbridge town centre with its variety of local shops, restaurants bars, gyms and a cinema. The Metropolitan and Piccadilly line available from the station, making the journey to Central London a breeze. For the commuters the A40, M40 & M25 are just a short drive away with its links to London and the Home Counties. The area is served by a number of highly regarded schools including Bishopshalt Senior School and Hillingdon Primary School.



Perry Close, Uxbridge, UB8
Approximate Area = 1159 sq ft / 107.7 sq m
(Including Garage)
For identification only - Not to scale

Ground Floor

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

First Floor

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.

ALLDAY & MILLER
estate agents

A map of the Goulds Green Riding area. The map shows several roads: Kingsway, B465, A437, Dawley Ave, Dickens Ave, Corwell Ln, York Ave, Bishops Rd, and Stockley Rd. A green pin is located on Dickens Ave, and a blue circular icon is located on A437. The area is surrounded by green fields and some buildings. The Google logo is in the bottom left corner, and the text "Map data ©2025 Google" is in the bottom right corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		86	(81-91) B
(69-80) C	70		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

 www.alldayandmiller.co.uk

T: 01895 641 000 | E: sales@alldayandmiller.co.uk
T: 01895 379 549 | E: lettings@alldayandmiller.co.uk