









Deblin Drive, Uxbridge, UB10 0GF £600,000

- Three Bedrooms
- Two Allocated Parking Spaces
- Good Condition Throughout
- Semi Detached
- Close to Highly Regarded Schools

- Two Bathrooms & Downstairs W/C
- Garage to Rear
- 1181 sq ft
- Walking Distance to Uxbridge Town Centre
- Private Rear Garden

## **Description**

This delightful home offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a bright/ airy reception room, a convenient downstairs WC, enhancing the practicality of the home, the modern fitted kitchen and dining area is a standout feature, providing a stylish and functional space.

Rising to the first floor, you will find three well proportioned bedrooms. The master bedroom boasts an ensuite bathroom, offering a private retreat. The family bathroom, serving the other two bedrooms.

The property is further enhanced by a well maintained private rear garden, which is perfect for outdoor dining and entertainment.

## **Situation**

Deblin Drive set within the St Andrews development in a peaceful cul-de-sac just a short drive from Uxbridge town centre with its variety of local shops, restaurants, bars, gyms, cafes and a cinema. For the commuters the Metropolitan and Piccadilly line with links to central London and the surrounding areas. Also a number of bus routes to local amenities such as Brunel university, Uxbridge Collage, Hillingdon Hospital and Heathrow airport. Highly regarded schools including John Locke Academy and Uxbridge High school are just moments away.



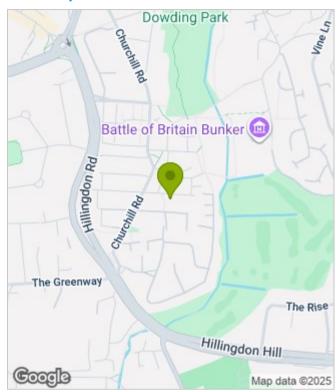




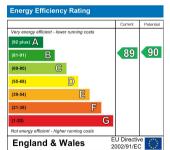
## **Floor Plans**

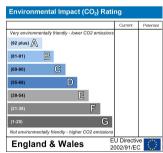
#### **Deblin Drive** Approximate Area = 983 sq ft / 91.3 sq m Garage = 198 sq ft / 18.4 sq m Total = 1181 sq ft / 109.7 sq m For identification only - Not to scale Garage 6.05 x 3.00 19'10 x 9'10 Garden 8.50 x 8.50 27'11 x 27'11 Bedroom 2.74 x 2.30 9'0 x 7'7 Reception Room 5.40 x 3.14 Kitchen / 17'9 x 10'4 Dining Room Bedroom 5.39 max x Bedroom 4.00 max x 2.28 min 3.19 max x 3.21 max 17'8 x 7'6 2.99 max 13'1 x 10'6 10'6 x 9'10 **Ground Floor First Floor** Floor plan produced in accordance with RICS Property Measurement Standards incorporating **O**ALLDAY International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. MILLER Produced for Allday & Miller.

### **Area Map**



# **Energy Performance Graph**





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