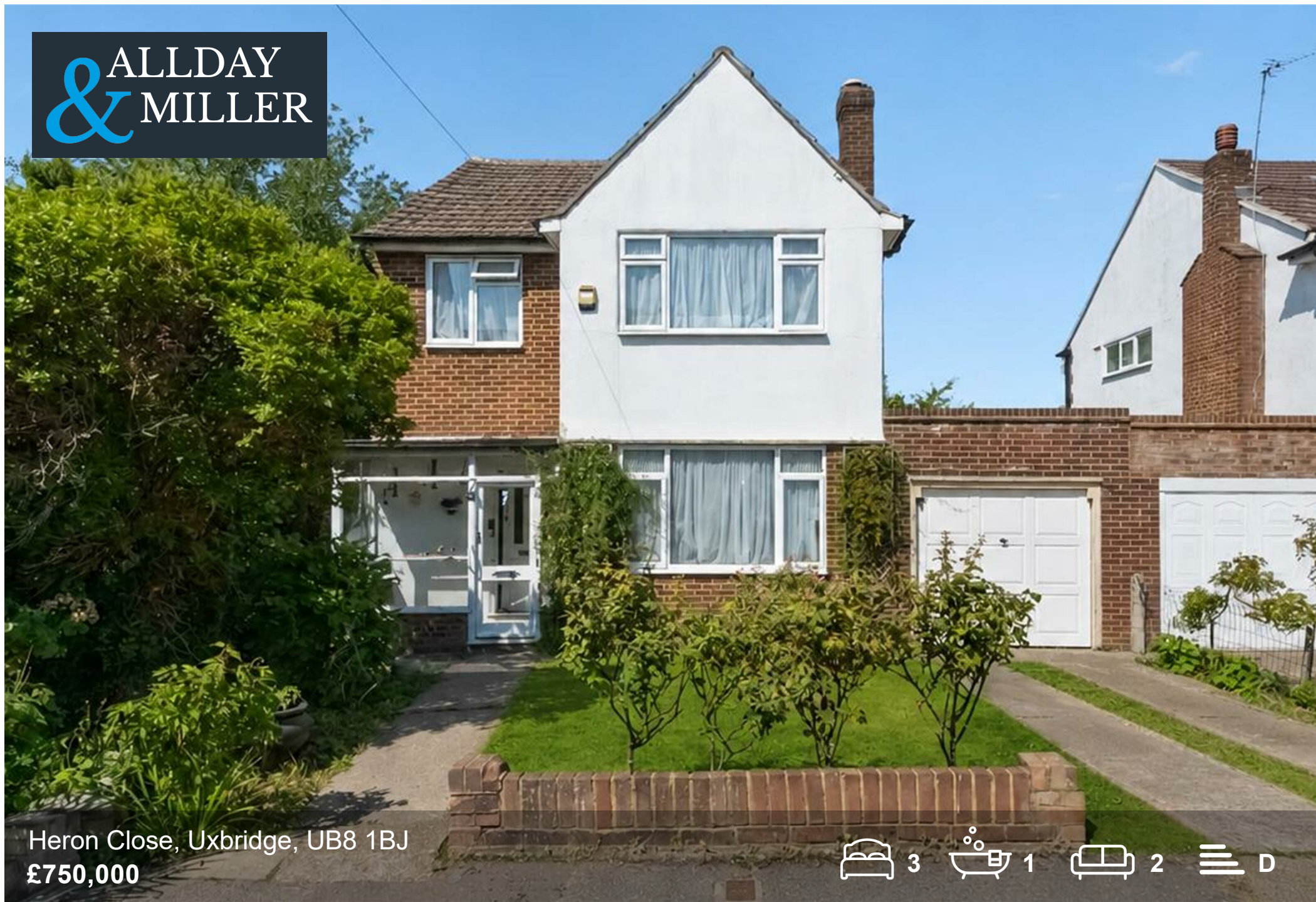


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& MILLER



Heron Close, Uxbridge, UB8 1BJ
£750,000

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Heron Close, Uxbridge, UB8 1BJ

£750,000

- Detached Home
- Garage Via Own Driveway
- Easy Reach Of Vyners School
- Corner Plot With Great Potential
- Large Rear Garden.
- Some Modernisation Required
- Peaceful Cul De Sac
- No Chain
- Wide Expansive Plot
- 1326 Sq Ft / 123 Sq M

Description

Approached via the front garden and driveway, the property opens into a welcoming entrance hall with access to the ground floor accommodation. The spacious reception room has living area and dining area to the rear, the kitchen and adjoining lean-to is also to the rear and leads to the substantial rear garden. A ground-floor cloakroom and useful integral garage complete this level.

To the first floor are three bedrooms, including two particularly generous double bedrooms, together with a family bathroom. The property is set on an exceptionally large plot, with the rear garden extending to approximately 92ft x 90ft, offering an impressive amount of outside space and excellent potential for future improvement or extension, subject to the necessary consents. The house would benefit from modernisation and refurbishment throughout, providing an exciting opportunity for a purchaser to update and remodel the accommodation to their own requirements while making the most of the generous plot.

Situation

Heron Close is ideally situated just moments from Uxbridge Common and Uxbridge town centre, offering an excellent selection of shops, restaurants, cafés and bars. Uxbridge Underground Station is also within easy reach, providing Metropolitan and Piccadilly line services into Central London and beyond. For leisure, Hillingdon Sports & Leisure Complex and Uxbridge Cricket Club are both just a short walk away, offering a fantastic range of sporting and recreational facilities. Well-regarded local schools, including Vyners and Hermitage, are also conveniently close by. For commuters and motorists, the A40 and M40 are easily accessible, providing excellent road links towards London, the M25 and surrounding areas.



Heron Close, UB8

Approximate Area = 1166 sq ft / 108.3 sq m
Garage = 160 sq ft / 14.9 sq m
Total = 1326 sq ft / 123.2 sq m
For identification only - Not to scale

Ground Floor

Garden 28.16 x 27.51
92'5 x 90'3

Lean-To 3.42 max x 1.70 max
11'3 x 5'7

Kitchen 3.61 max x 2.90 max
11'10 x 9'6

Dining Room 3.61 x 3.17
11'10 x 10'5

Reception Room 4.39 max x 3.62 max
14'5 x 11'11

Garage 4.98 x 2.88
16'4 x 9'5

11.16 x 6.15
36'7 x 20'2

First Floor

Bedroom 3.63 max x 3.17 max
11'11 x 10'5

Bedroom 2.66 x 2.59
8'9 x 8'6

Bedroom 4.43 max x 3.39 max
14'6 x 11'1

Legend: [Dashed box] = 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 2026. Produced for Allday & Miller.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		79 57	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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