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& MILLER



Saunders Road, Uxbridge, UB10 0RL  
£520,000

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**£520,000**

- Three Spacious Bedrooms
- Prime Location In Easy Reach Of Uxbridge
- Large Entrance Porch
- Great Access To London For Commuters
- Allocated Parking
- Modern Fitted Kitchen With Appliances
- Quiet Location Near Good Schools
- Ground Floor Study Room
- Double Glazed Windows & Gas Central Heating
- Freehold

## Description

A spacious and well-presented three-bedroom home offering versatile accommodation throughout.

The property briefly comprises an inviting entrance hall, a useful study, fitted kitchen, and a bright reception room providing an excellent space for relaxing and entertaining.

To the first floor are three well-proportioned bedrooms, a family bathroom, and a separate WC.

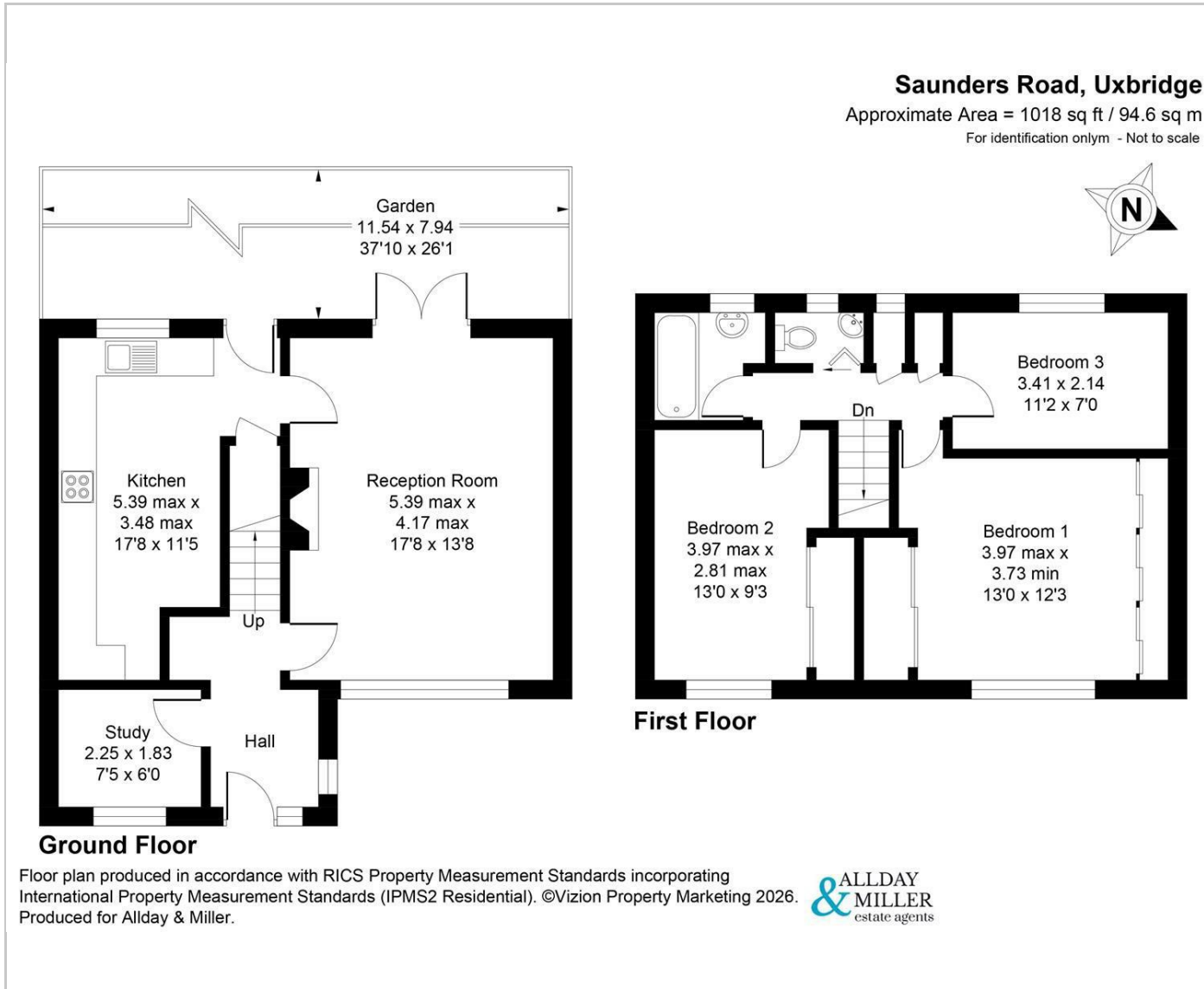
Externally, the property benefits from a well-maintained private south-west facing garden , perfect for outdoor enjoyment.

## Situation

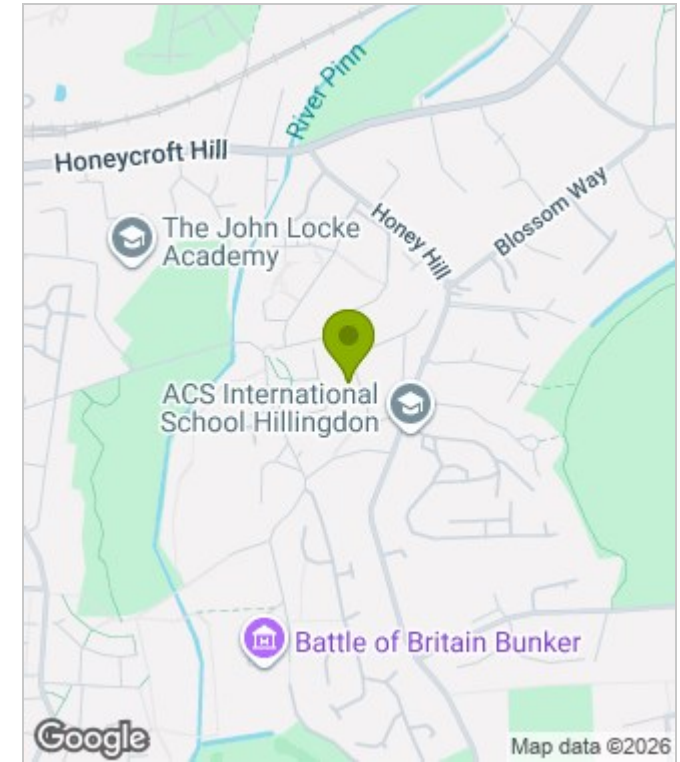
Saunders Road is a popular residential road centrally positioned between both Hillingdon and Uxbridge tube stations on the Metropolitan & Piccadilly lines, along with providing easy access to the A40, offering a direct route into Central London. There are well-regarded schools in close proximity, which include John Locke Academy, Vyners School, and Bishopshalt School, as well as a number of recreational facilities including Hillingdon Golf Club, Court Park, Uxbridge Common, Uxbridge Cricket Club, and the Hillingdon Sports and Leisure Complex. Uxbridge Town Centre, with its array of shopping facilities, restaurants, and bars, is approximately one mile away.



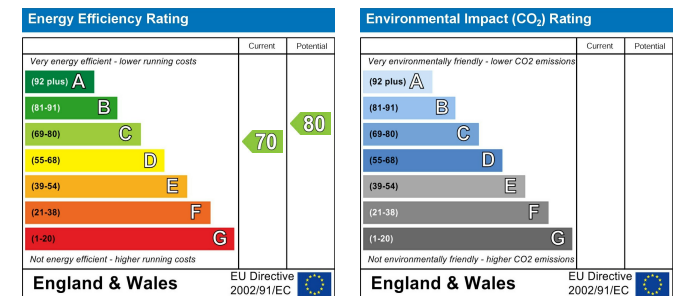
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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