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Kent Close, Uxbridge, UB8 1XR
£500,000





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- Three Bedrooms
- Uxbridge Town Centre Location
- Downstairs W/C
- Garage
- Walking Distance to Metropolitan & Piccadilly Lines
- No Chain
- Quiet Residential Cul De Sac
- Private Rear Garden Backing Frays River
- Off Street Parking for Multiple Cars
- Perfect Layout for Family Living

Description

A well presented presented three-bedroom family home offering spacious and well-balanced accommodation, ideal for modern living.

The ground floor features a welcoming reception/ dining room, a fitted kitchen, and a convenient downstairs WC.

Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom.

Outside, the home benefits from a private rear garden, perfect for relaxing, entertaining, or outdoor dining.

Situation

Located in a quiet residential close, Kent Close, offers a convenient and well-connected setting. The area is well served by a range of well-regarded local primary and secondary schools, including Hermitage Primary School and Vyners High School. Uxbridge town centre is close by and provides an excellent selection of shops, supermarkets, restaurants, cafés and leisure facilities, including the Intu Uxbridge shopping centre. Excellent transport links are available, with Uxbridge Underground Station (Metropolitan and Piccadilly Lines) offering direct access into Central London. For motorists, the A40, M40, M25 and M4 are all easily accessible, providing convenient links to Heathrow Airport, Central London and the wider motorway network.



Kent Close, Uxbridge, UB8
Approximate Area = 967 sq ft / 89.8 sq m
For identification only - Not to scale

Ground Floor

Reception / Dining Room
5.39 max x 4.56 max
17'8 x 15'0

Kitchen
3.47 x 2.95
11'5 x 9'8

Garden
8.11 x 7.26
26'7 x 23'10

Store

Up

8.11 x 6.99
26'7 x 22'11

First Floor

Bedroom
4.52 max x 3.35 max
14'10 x 11'0

Bedroom
3.60 max x 2.98 max
11'10 x 9'9

Bedroom
2.68 x 2.05
8'10 x 6'9

Dn

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>	75	80	<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>
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