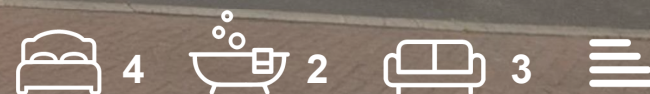


ALLDAY
& MILLER



Morris Avenue, Uxbridge, UB8 1GP
£725,000





Morris Avenue, Uxbridge, UB8 1GP

£725,000

- Four Double Bedrooms
- Garage and Parking to the Side
- Open Plan Kitchen Diner
- Sought After Location
- Close to Metropolitan & Piccadilly Lines
- Two Bathrooms
- Three Downstairs Reception Rooms & W.C
- Walking Distance to Uxbridge Town Centre
- Nearby to Highly Regarded Schools
- Good Condition Throughout

Description

This spacious family home offers a perfect blend of comfort and practicality. Upon entering, you are welcomed into a generous reception room that sets the tone for the rest of the house, a dedicated study, a convenient downstairs WC, dining room, a fitted kitchen, which grants access to the rear, the utility room completes this floor.

Venturing to the first floor, you will find four well proportioned bedrooms. The master bedroom boasts an ensuite bathroom, offering a private retreat, while the second bedroom is thoughtfully designed to serve the other bedrooms.

Outside, the property features a front drive with a parking space and access to a garage. The rear garden is mainly laid to lawn, perfect for outside dining and entertainment.

Situation

Morris Avenue close to local amenities including Hillingdon Golf Club, Court Park, The Common, St Andrews Park Hillingdon Leisure Centre (with outdoor pool) and Uxbridge Cricket Club. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is approximately half a mile away along with the A40 giving access to London and the Home Counties. The area is served by a number of highly regarded schools including Hermitage primary school, The John Locke Academy, Uxbridge High School and Vyners school.



Morris Avenue, Uxbridge, UB8
Approximate Area = 1484 sq ft / 137.9 sq m
Garage = 166 sq ft / 15.4 sq m
Total = 1650 sq ft / 153.3 sq m
For identification only - Not to scale

Ground 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.

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.

A map of the Uxbridge College area. A green pin marks Uxbridge College. To the north is Hillingdon Athletics Stadium. To the west is Uxbridge Common. Roads shown include B483, Honeycroft Hill, and Honey Hill. The River Pinn is visible on the right. The Google logo and 'Map data ©2025' are at the bottom.

Energy Efficiency 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>			

Environmental Impact (CO ₂) Rating		Current	Potential
<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	

 www.alldayandmiller.co.uk

192 High Street, Uxbridge, Middlesex, UB8 1LB

T: 01895 641 000 | **E:** sales@alldayandmiller.co.uk

T: 01895 379 549 | **E:** lettings@alldayandmiller.co.uk