

ALLDAY
& MILLER



Dawley Avenue, Uxbridge, UB8 3BU
£600,000

4 2 2 D



Dawley Avenue, Uxbridge, UB8 3BU

£600,000

- Four Bedrooms
- Large Kitchen Diner
- Outbuilding
- Side Extension
- 1581 sq ft
- Two Bathrooms
- Off Street Parking
- Conservatory
- EPC Rating D
- Sought After Location

Description

This well presented family home offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a bright and airy reception room that sets a welcoming tone for the home. The ground floor features a versatile bedroom, alongside a bathroom, the modern fitted kitchen, complete with a dining area, is designed for both functionality and style. The conservatory invites natural light and provides a lovely view of the rear.

The first floor boasts three generously sized bedrooms, each offering a peaceful retreat, along with another family bathroom.

Additionally, a loft room presents further possibilities, whether as a playroom, study, or extra storage space.

Outside, the property features a front drive with off-street parking. The private rear garden is a delightful space, complete with an outbuilding that can serve various purposes, from a workshop to a garden shed.

Situation

Dawley Avenue is a sought-after residential road close to Uxbridge town centre with its variety of local shops, restaurants bars, gyms and a cinema. The Metropolitan and Piccadilly line available from the station, making the journey to Central London a breeze. For the commuters the A40, M40 & M25 are just a short drive away with its links to London and the Home Counties. Hayes and Harlington station is just a short drive way with the Elizabeth Line. The area is also served by a number of highly regarded schools including Bishopshalt Senior School and Hillingdon Primary School.



Dawley Avenue

Approximate Area (Excluding Eaves) = 1476 sq ft / 137.1 sq m
Outbuilding = 105 sq ft / 9.8 sq m
Total = 1581 sq ft / 146.9 sq m
For identification only - Not to scale

Ground Floor

Outbuilding
6.01 x 1.56
19'9" x 5'1"

Garden
10.85 x 7.91
35'7" x 25'11"

Conservatory
4.55 x 3.15
14'11" x 10'4"

Kitchen / Dining Room
7.60 max x 4.15 max
24'11" x 13'7"

Reception Room
4.07 max x 3.96 max
13'4" x 13'0"

Bedroom
2.37 x 2.14
7'9" x 7'0"

7.91 x 4.96
25'11" x 16'3"

Room-In Roof

Eaves

Dn

4.16 max x 3.85 max
13'8" x 12'8"

Eaves

First Floor

Bedroom
3.08 x 2.83
10'1" x 9'3"

Bedroom
4.26 max x 2.80 min
14'0" x 9'2"

Bedroom
2.36 x 1.96
7'9" x 6'5"

Up

Dn

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.

ALLDAY & MILLER
estate agents

A map of the Goults Green area. A green location pin is placed on Harlington Rd. Other streets shown include W Drayton Rd, Kingsway, Dickens Ave, Corwell Ln, York Ave, and Bishops Rd. Landmarks include Parkview Surgery (marked with a red cross icon), Hayes End Recreation Ground, and Goults Green Riding (marked with a blue horse icon). The Google logo is in the bottom left, and 'Map data ©2025 Google' is in the bottom right.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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>		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>		Current Potential
England & Wales EU Directive 2002/91/EC		76 62		England & Wales EU Directive 2002/91/EC	

 www.alldayandmiller.co.uk

T: 01895 641 000 | E: sales@alldayandmiller.co.uk
T: 01895 379 549 | E: lettings@alldayandmiller.co.uk