



Oakwood Estates are proud to present this exceptional four double bedroom detached family home, tucked away in a private cul-de-sac within The Hermitage – one of North Uxbridge's most sought-after locations.

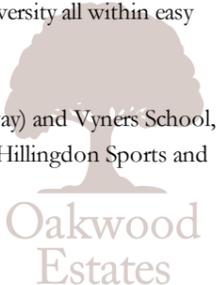
Stylishly appointed throughout, the property combines elegance with modern functionality, offering versatile living spaces designed for both comfort and entertaining. The thoughtfully planned layout features two reception rooms, including an impressive 19ft extended living room with French doors opening onto the rear garden, and a separate dining room enhanced by herringbone parquet flooring. The 17ft modern kitchen/breakfast room, a versatile 17ft laundry/office space, and a convenient downstairs WC complete the ground floor.

Upstairs, the bedrooms are generously proportioned, with both the master and second bedrooms benefitting from fitted wardrobes. A contemporary three-piece shower room complements the accommodation, and the home presents excellent scope for further extension (STPP).

Externally, the property enjoys block-paved driveway parking for up to three vehicles, and a beautifully maintained rear garden extending to approximately 115ft, providing a peaceful retreat.

The Hermitage is a highly desirable cul-de-sac in the heart of Uxbridge Town Centre, offering immediate access to local amenities including Uxbridge Underground Station (Metropolitan and Piccadilly lines), the High Street, and the Intu Shopping Centre. The area is ideally placed for commuters with the M40, M25, and M4 motorways, as well as Heathrow Airport, Hillingdon Hospital, and Brunel University all within easy reach.

Families are well catered for with excellent schooling options nearby, such as Hermitage Primary School (just 100 metres away) and Vyners School, rated Outstanding by Ofsted, within 1.3km. A wealth of leisure and recreational facilities are also close at hand, including Hillingdon Sports and Leisure Centre with indoor and outdoor pools, Uxbridge Cricket Club, and Hillingdon Golf Club.



Property Information

-  FREEHOLD PROPERTY
-  TWO RECEPTION ROOMS (LIVING AND DINING)
-  LAUNDRY ROOM/ OFFICE OR STUDY
-  CONTEMPORARY FITTED 3-PIECE SHOWER ROOM
-  115FT REAR GARDEN
-  QUIET CUL-DE-SAC LOCATION
-  DETACHED 4 BEDROOM FAMILY HOME
-  PARQUET FLOORING
-  BLOCK PAVED OFF ROAD PARKING FOR THREE CARS
-  EXCELLENT CONDITION THROUGHOUT

					
x4	x2	x2	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Internal

The front door opens into a bright and welcoming entrance hallway, enhanced by herringbone parquet flooring and a staircase leading to the first-floor landing. From here, a door leads into the elegant dining room, which features the same parquet flooring, a bay window to the front aspect, a decorative cast iron radiator, and a charming fire surround with a cast iron inset. The generously extended living room measures an impressive 19ft, complete with a feature fireplace and French doors opening directly onto the rear garden. Off the hallway, bedroom four is located on the ground floor, currently used as an office, and benefits from parquet flooring and a front-facing window. The modern fitted kitchen/breakfast room is both stylish and functional, offering a wide range of wall and base units, a skylight for natural light, a breakfast area with space for a table and chairs, a ceramic tiled floor, and provision for a range cooker. A connecting lobby provides access to the rear garden, a downstairs WC fitted with a vanity unit and mixer tap, and the versatile laundry room/office, which includes additional wall and base units, plumbing for a washing machine, space for a dryer, and a side-facing window.

Upstairs, the first-floor landing is brightened by a side window and leads to three well-proportioned bedrooms. The principal bedroom features wall-to-wall high gloss fitted wardrobes and a bay window to the front. Bedroom two also boasts a full range of high gloss wardrobes and overlooks the rear, while bedroom three enjoys a front aspect window. Completing the upper floor is a contemporary family shower room, fitted with a double rainfall shower, vanity unit with mixer tap, close-coupled WC, and frosted rear window.

Exterior

The front garden is predominantly block-paved, providing ample off-road parking for up to three vehicles, with gated side access leading to the rear. Stretching approximately 115ft, the rear garden offers an excellent balance of space and versatility. Directly behind the property, a composite decked terrace provides the perfect setting for al-fresco dining or relaxed outdoor entertaining with family and friends. Beyond, the garden is mainly laid to lawn, bordered by mature shrubs and planting, and includes a large storage shed along with an additional timber-built shed positioned at the far end of the plot.

Location

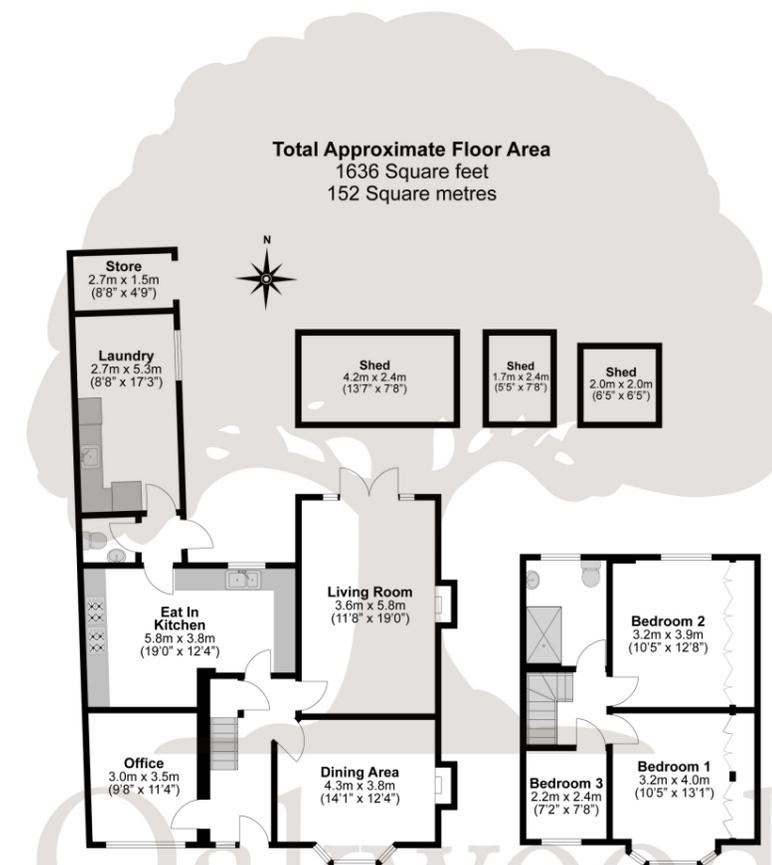
The Hermitage is a highly desirable and well-connected cul-de-sac in the heart of Uxbridge Town Centre, offering immediate access to an excellent range of amenities. Uxbridge Underground Station (Metropolitan and Piccadilly lines), the High Street, and the Intu Shopping Centre are all within easy reach, while major transport links including the M40, M25, and M4 motorways, Heathrow Airport, Hillingdon Hospital, and Brunel University make this an exceptionally convenient location.

Families benefit from outstanding local schooling, with Hermitage Primary School just 100 metres away and the Ofsted-rated Outstanding Vyners School located within 1.3km. A variety of leisure and recreational facilities further enhance the area, including Hillingdon Sports and Leisure Centre with both indoor and outdoor swimming pools, Uxbridge Cricket Club, and Hillingdon Golf Club.

Council Tax

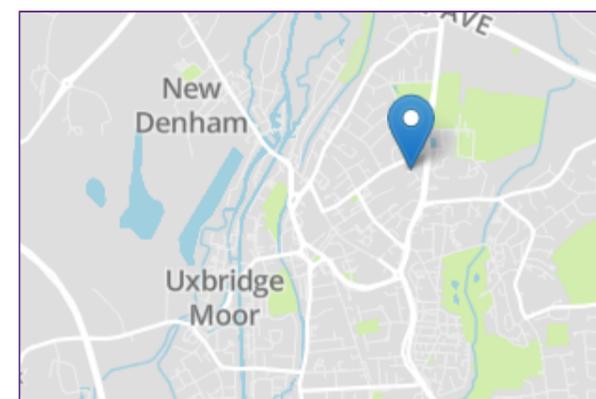
Band F = £2,820.11

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			80