



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



11 Deblin Drive, Uxbridge, Greater London. UB10 0GF.

£850,000 Freehold

Beautifully Presented Four-Bedroom Detached Home | Sought-After St. Andrews Park | Garage & Driveway | Overlooking Deblin Drive Park.

Hilton King & Locke are delighted to present this superbly maintained four-bedroom detached family home, ideally located in the highly desirable St. Andrews Park development. Positioned on the popular Deblin Drive, this spacious property offers stylish living, a garage, driveway parking, and a beautifully kept rear garden. Internal viewing is highly recommended to fully appreciate all it has to offer.

Ground Floor As you enter, you're welcomed by a spacious entrance hallway providing access to the main living areas. The front-aspect living room is bright and inviting – the perfect setting for relaxing with family or entertaining guests. There is also a convenient downstairs WC located off the hallway.

To the rear, you'll find the stunning open-plan kitchen/dining room, truly the heart of the home. Ideal for both everyday family life and entertaining, the kitchen boasts ample worktop space, generous storage solutions, and integrated appliances. French doors open out onto the garden, further enhancing the sense of space and flow.

First Floor Upstairs comprises four well-proportioned bedrooms. The master bedroom, located at the front of the property, features a modern en-suite shower room. Bedroom two includes fitted wardrobes, while bedroom three comfortably accommodates a double bed. Bedroom four is a good-sized single – perfect for a home office or nursery. A contemporary family bathroom completes the first floor.

Outside Space This home enjoys a prime position overlooking Deblin Drive Park, one of the hidden gems of the development – ideal for families. The rear garden is attractively landscaped and low-maintenance, featuring a patio area perfect for outdoor



dining, along with a generous lawn. The property also benefits from a garage with an up-and-over door and allocated driveway parking adjacent to the house.

Location St. Andrews Park is a sought-after location close to Uxbridge town centre and Uxbridge Station (Metropolitan & Piccadilly Lines), offering a commute to Central London in approx. 45 minutes. The area features excellent transport links, shopping centres, cafés, restaurants, and schools – including the popular John Locke Academy located within the development. Residents also enjoy access to the expansive Dowding Park and local bus routes via nearby Hillingdon Road.



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



23 High Street
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033
iver@hklhome.co.uk



11 Deblin Drive

Approximate Gross Internal Area

Ground Floor = 56.3 sq m / 606 sq ft

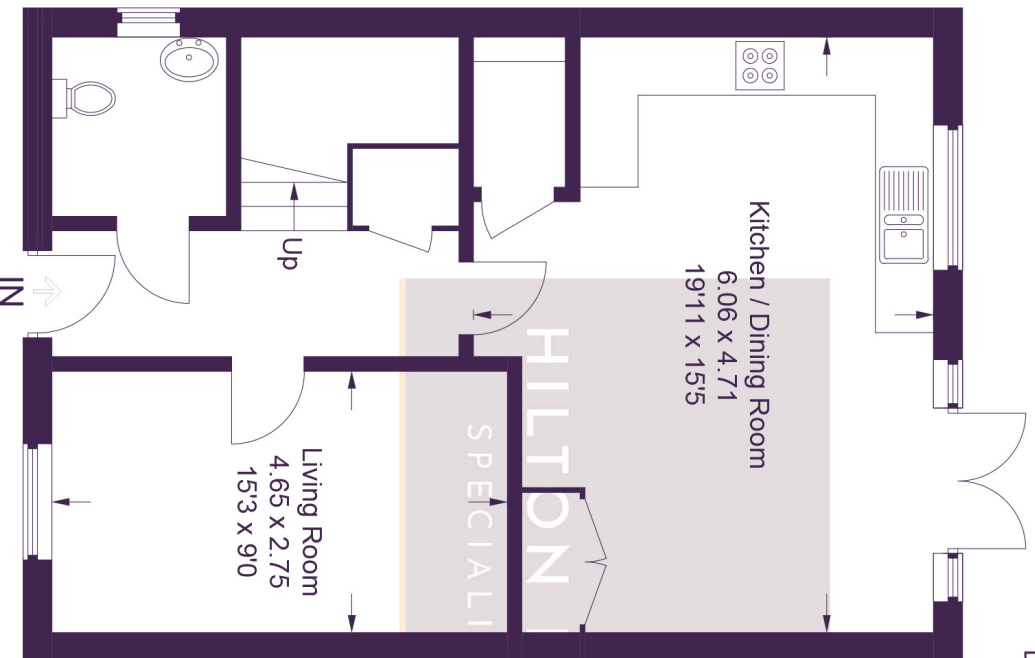
First Floor = 57.1 sq m / 615 sq ft

Garage = 19.2 sq m / 207 sq ft

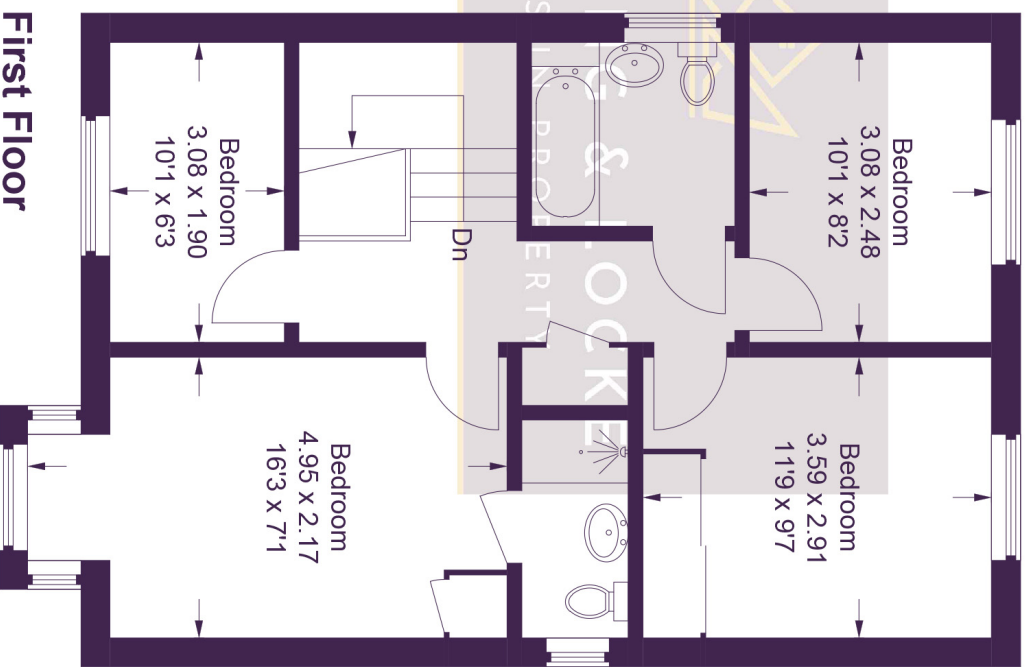
Total = 132.6 sq m / 1,428 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.