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The Alders, Uxbridge, UB9 4AY  
£300,000





## The Alders, Uxbridge, UB9 4AY

**£300,000**

- Two Bedrooms
- Modern fitted Kitchen with Appliances
- Balcony
- Close to Uxbridge Town Centre
- No Chain
- First Floor
- Family Bathroom
- Sought After Willowbank Development Location
- Beautiful Views

## Description

The accommodation briefly comprises entrance hallway, large lounge with double doors opening to Juliette balcony, modern fitted kitchen, two double bedrooms and family bathroom.

The property also benefits from residents parking.

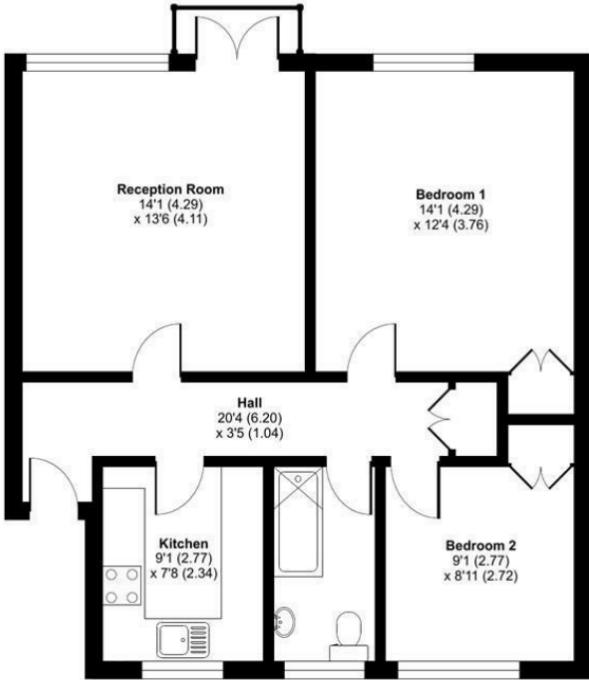
## Situation

The Alders is a sought after quiet residential area located on the popular Willowbank development, situated just off the Oxford Road, a short walk from Uxbridge Town Centre with its multiple shopping facilities, restaurants, bars and the Metropolitan/Piccadilly line station. The A40/M40 and M25 are within easy reach along with Hillingdon Hospital, Brunel University, Stockley Park and Heathrow.



**Alder Road, UB9**  
Approximate Area = 704 sq ft / 65.4 sq m  
For identification only - Not to scale





**Reception Room**  
14'1 (4.29)  
x 13'6 (4.11)

**Bedroom 1**  
14'1 (4.29)  
x 12'4 (3.76)

**Hall**  
20'4 (6.20)  
x 3'5 (1.04)

**Kitchen**  
9'1 (2.77)  
x 7'8 (2.34)

**Bedroom 2**  
9'1 (2.77)  
x 8'11 (2.72)

**FIRST FLOOR**

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2022.  
Produced for Allday & Miller. REF: 799693.

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estate agents

## A map of the New Denham area. Oxford Rd runs diagonally from the top left towards the bottom right. The Grand Union Canal is visible, running roughly parallel to Oxford Rd. A green location pin is placed on the map, indicating a specific location. Other roads shown include Harefield Rd and Ixbridge Rd. The map is credited to Google and shows data from 2025.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		Current	Potential	
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		67	82	<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 				<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

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