

# Hilliards Road

Uxbridge • Middlesex • UB8 3TA

Guide Price: £300,000



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PLANNING PERMISSION APPROVED FOR A TWO BEDROOM DETACHED BUNGALOW - PLANNING APPLICATION NUMBER - 61347/APP/2025/1202.

Huge potential, viewings needed to see the scope. The development potential offers a two bedroom detached bungalow, with off street parking and a secluded rear garden. This is a unique opportunity for someone to create a great return on their investment subject to personal build costs.

61347/APP/2025/1202

Planning permission APPROVED

Two bedroom detached bungalow

Off street parking

Private garden

Residential location

Great investment opportunity

Closeby to Uxbridge town centre

Nearby to highly regarded schools

Walking distance to numerous transport links

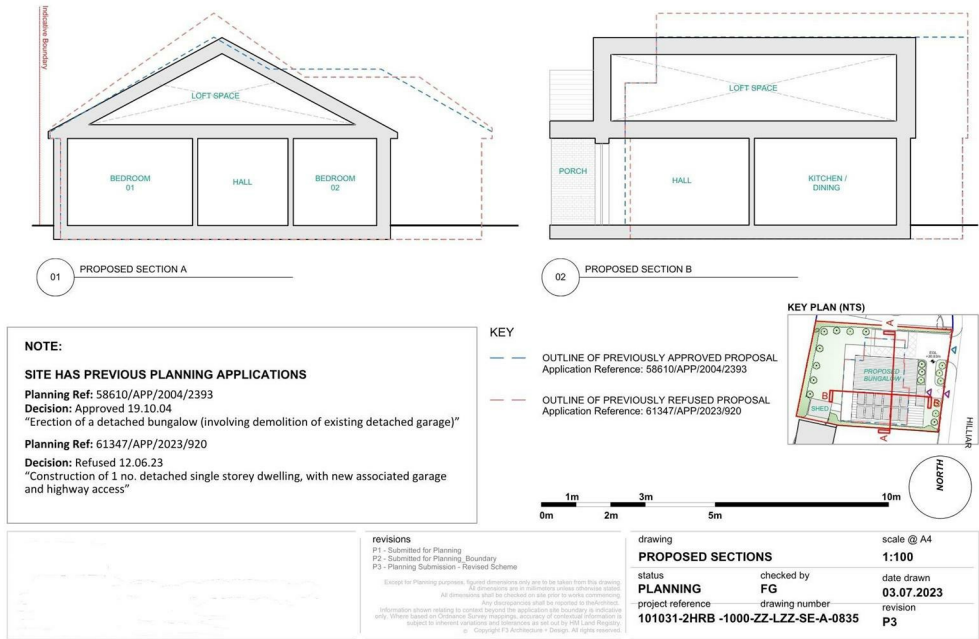
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F3







## GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
Very energy efficient (A)		
Energy efficient (B)		
Decent (C)		
Decent (D)		
Decent (E)		
Not energy efficient (F)		
Not energy efficient - higher running costs (G)		
England & Wales		
EU Directive 2002/91/EC		

**Important Notice:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.