



- THREE Bedroom Semi
- No Onward Chain
- Conservatory
- Gas Central Heating
- Off Street Parking

- Close To Hillingdon Tube Station
- TWO Reception Rooms
- Large Rear Garden
- Detached Garage
- EPC Rating D

A charming THREE-bedroom semi-detached home located on one of Hillingdon's most sought-after roads within a short walk of Hillingdon Tube Station. This 1930's family home is being sold with no onward chain and offers the opportunity to extend, subject to planning permission.

The property comprises; a spacious porch, two reception rooms, modern fitted kitchen and a conservatory. To the first floor, there are two double bedrooms and a single bedroom and new refurbished family bathroom.

The front of the property provides off street parking for several cars. To the rear, there is a large mature garden that is mainly laid to lawn with a decked area and access to a 28 ft detached garage.

Hercies Road is a sought after, residential road in North Hillingdon close to well-regarded schools including St Bernadettes, Vyners Senior School, Oak Farm & St Helen's College. There are a number of recreational facilities also nearby including Hillingdon Golf and Cricket Club, Court Park with its tennis courts and bowls club and the newly opened fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars is a short distance away along with the A40/M40 giving access to London and the Home Counties. Hillingdon Tube Station with its direct links to Baker Street and the City is a short walk away along with a number of local shops.

Viewings are strictly by appointment only.

Price: Guide Price £625,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: E

Broadband type: Upto: Ultrafast 1800 Mbps d/l 924 Mbps u/l

Mobile Coverage (Indoor):

Provider Voice Data

EE| Limited Limited

Three| Limited Limited

O2| Likely Limited

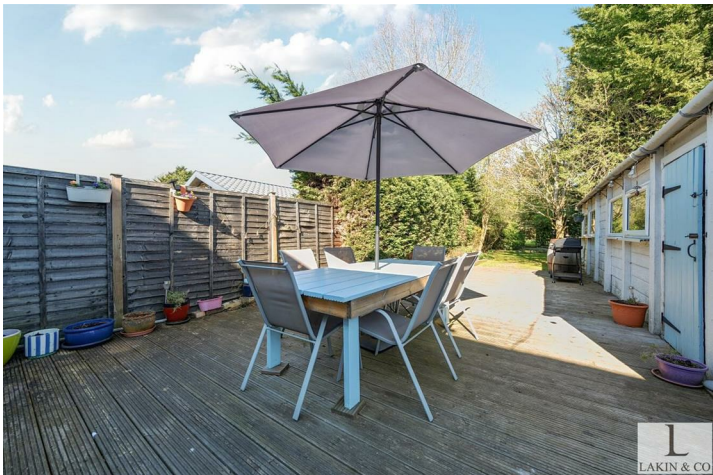
Vodafone| Limited Limited

*Please note all dimensions and descriptions are to be used

as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



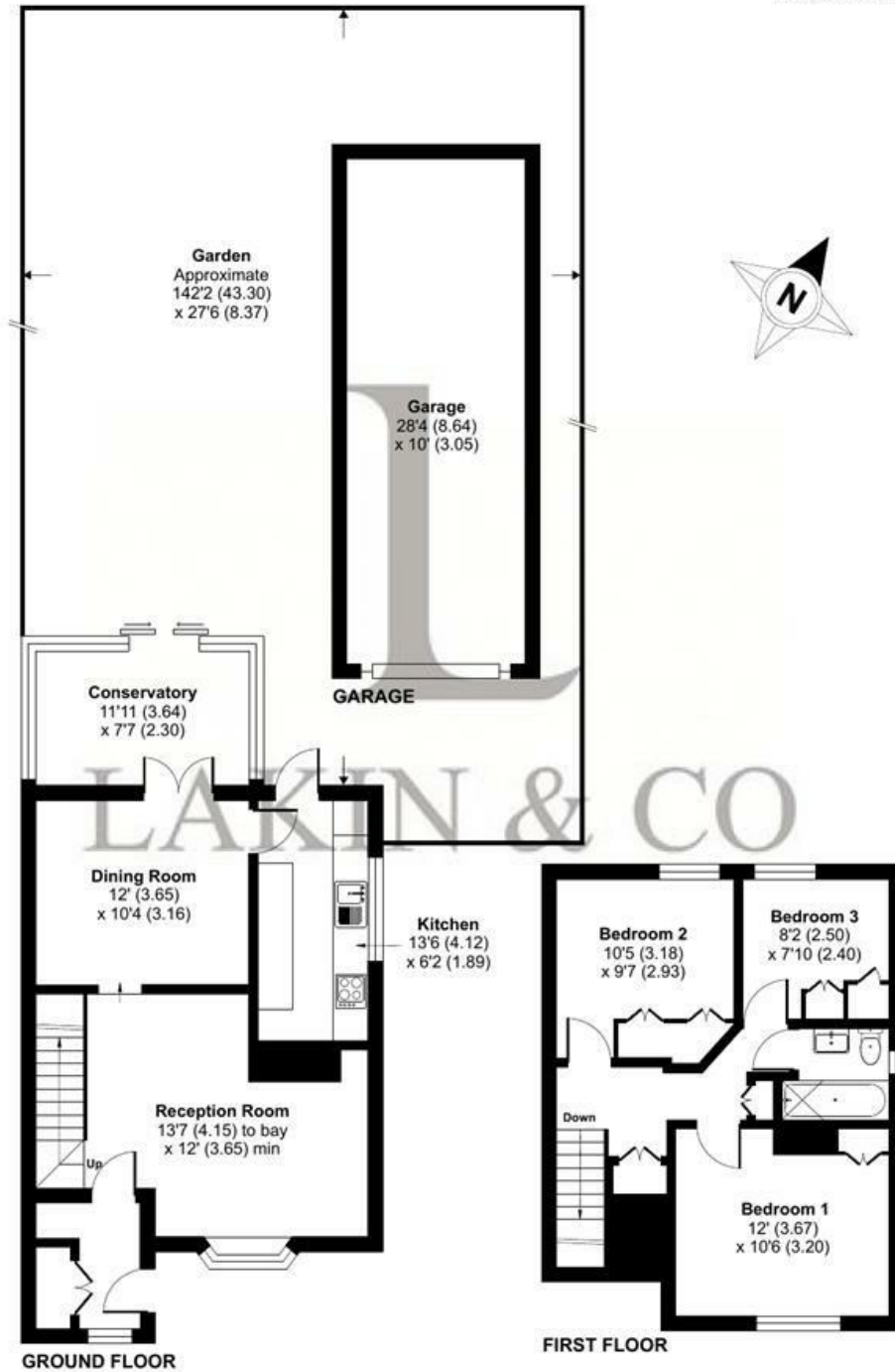
Hercies Road, Uxbridge, UB10

Approximate Area = 1015 sq ft / 94.2 sq m

Garage = 284 sq ft / 26.3 sq m

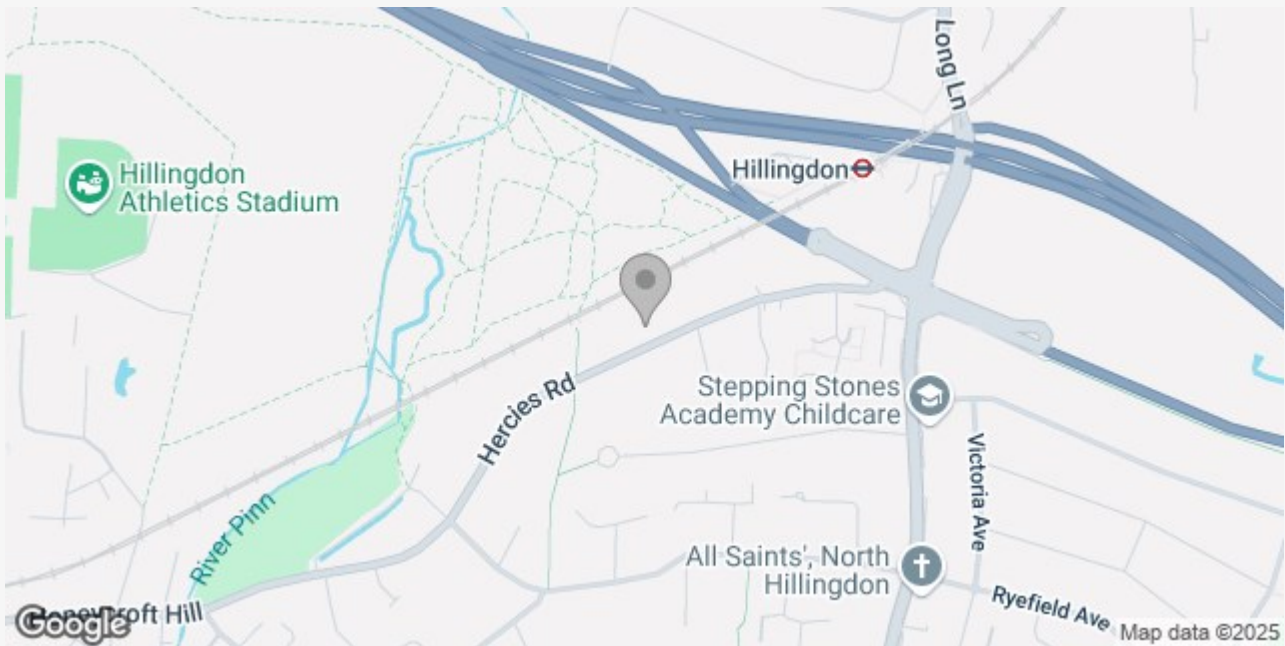
Total = 1299 sq ft / 120.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1270262

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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