

**ALLDAY  
& MILLER**



Hamilton Road, Uxbridge, UB8 3AJ  
£695,000

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- Four Bedroom Semi Detached
- Character Features & Stylish Interiors Throughout
- Within Easy Reach of Uxbridge Town Centre
- Separate W.C
- Garage Via Own Driveway
- Sought After Cul de Sac Location
- 1794 Sq Ft / 166.6 Sq M
- Attractive Family Home
- Off Street Parking
- Nearby to Highly Regarded Schools



## Description

The accommodation comprises: entrance porch that leads in a welcoming hallway, through lounge that flow effortlessly into the extended area that overlooks and provides access to the rear garden, fully fitted kitchen with utility area and door providing access to the integral garage.

To the first floor there are three double bedrooms and a further fourth, a modern family bathroom and completing the first floor is a separate W.C.

A further benefit is the potential for a loft conversion subject to planning permission. The loft measurements (Height 3.1mts / Width 7.4mts / Length 5.4mts).

To the front of the property there is a paved driveway providing access to a garage with additional off street parking for two cars. To the rear of the property there is a well maintained private garden with patio area perfect for outside dining.

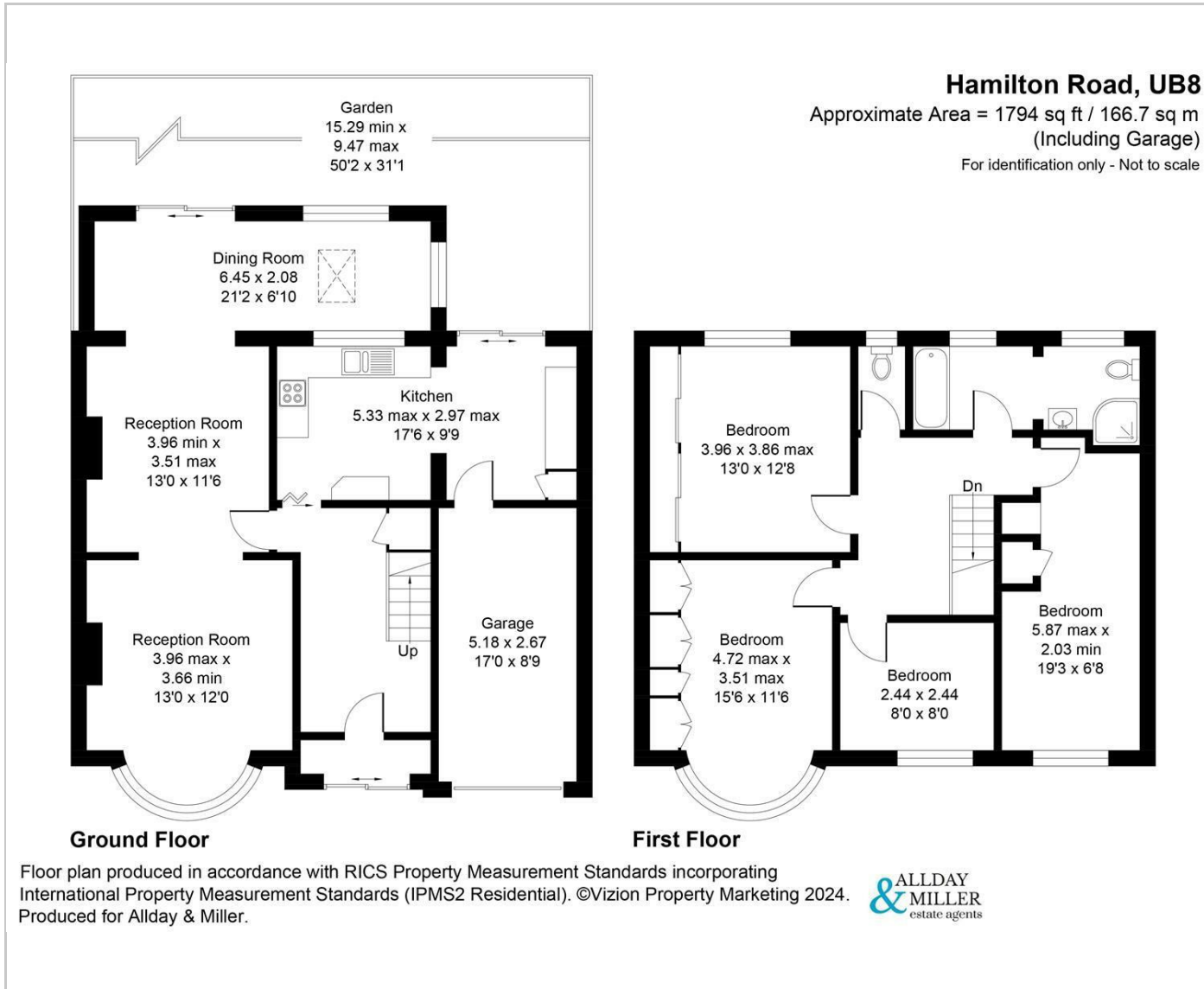
## Situation

Hamilton Road is situated in a sought after location, close to local amenities including Hillingdon Hospital, Brunel University, Bishopshalt Senior School and Stockley business park. There are a number of bus/road links close by creating easy access to Heathrow Airport, the M4 and M25 and Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station. The area is also well served by a number of well-regarded schools.

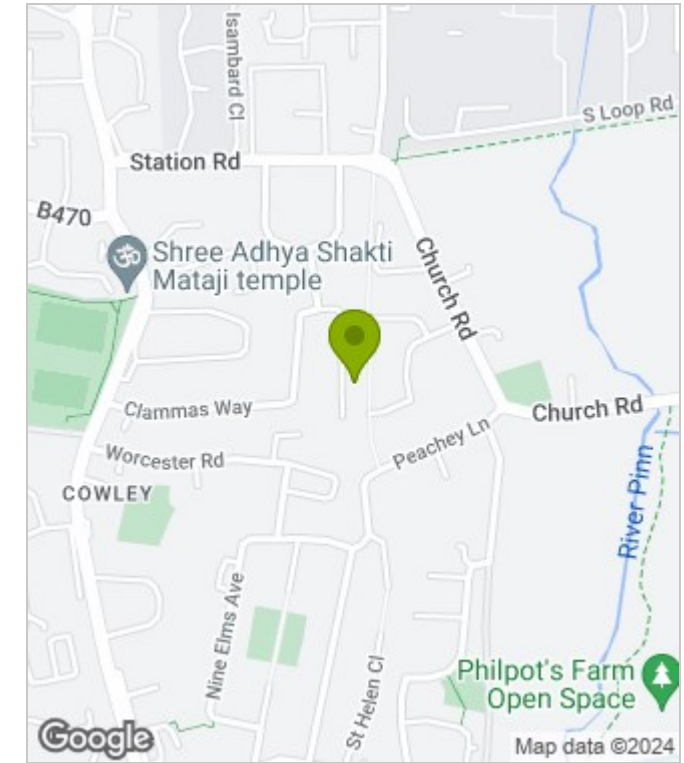




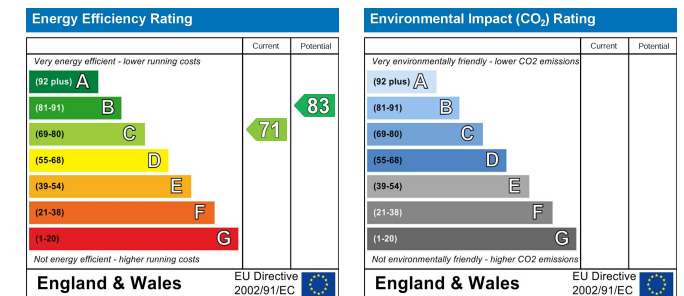
## Floor Plans



## Area Map



## Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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