

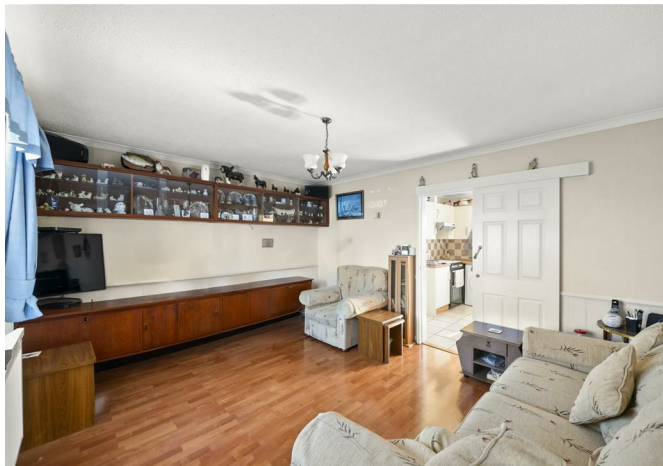
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Haig Road, Uxbridge, UB8 3EE  
£520,000







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**£520,000**

- Three Bedroom Semi Detached
- Large Garage to Rear
- Short Drive to M4/M25/A40
- Sought After Location
- Large Garden to Rear
- Off Street Parking
- Downstairs W.C
- Nearby to Highly Regarded Schools
- Open Plan Kitchen Diner
- Potential for Extensions (Subject to Planning)



## Description

The property is in good condition, ensuring a comfortable living experience from the moment you move in, an excellent opportunity for families.

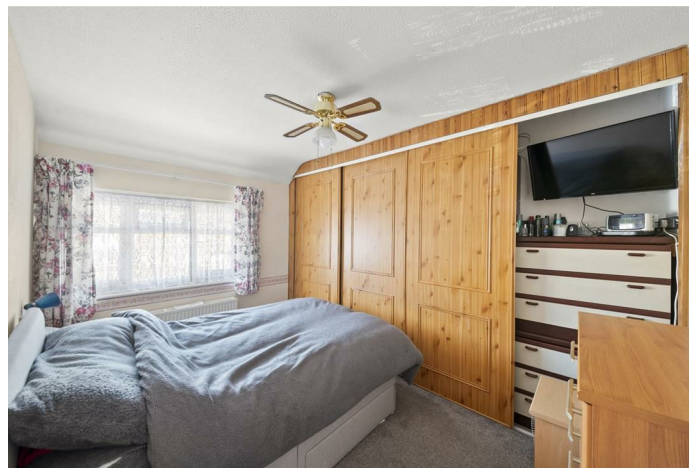
As you enter the ground floor, you are welcomed by a reception room, perfect for relaxing or entertaining guests. The fitted kitchen/dining room is a highlight, offering a practical space. Additionally, a convenient downstairs WC adds to the functionality of the layout.

Venturing to the first floor, you will find three well-proportioned bedrooms, each providing a peaceful retreat for rest and relaxation. The family bathroom is thoughtfully designed, catering to the needs of the household.

Outside, the property boasts a front driveway, allowing for off-street parking, a valuable feature in this bustling area. The private rear garden is mainly laid to lawn, providing a lovely outdoor space for children to play or for hosting summer barbecues.

## Situation

Haig road just a short drive to West Drayton and Hayes & Harlington Stations, which are run by the Elizabeth Line. Providing trains to Heathrow Airport, London Paddington, Oxford & Reading. Uxbridge town centre is close by with its variety of local shops, restaurants, pubs, gyms and a cinema. The property is walking distance to bus stops, a short journey to Heathrow Airport, M4, Hillingdon Hospital and Brunel University. The area is served by many highly regarded schools including Rabbs Farm primary school and Uxbridge High school.





**Haig Road, Uxbridge, UB8**  
Approximate Area = 791 sq ft / 73.5 sq m  
Garage = 281 sq ft / 26.1 sq m  
Total = 1072 sq ft / 99.6 sq m  
For identification only - Not to scale

**Ground Floor**

Garage  
5.56 x 4.59  
18'3 x 15'1

Garden  
20.99 x 6.50  
68'10 x 21'4

Kitchen /  
Dining Room  
4.09 x 2.92  
13'5 x 9'7

Reception Room  
4.30 max x  
3.64 max  
14'1 x 11'11  
CH (7'11/2.41)

Up

Extends To  
9.75 x 3'20

**First Floor**

Bedroom  
3.00 max x  
2.84 max  
9'10 x 9'4

Bedroom  
3.00 max x  
2.31 max  
9'10 x 7'7

Bedroom  
3.76 max x  
2.82 max  
12'4 x 9'3  
CH (8'92.45)

Dn

CH = Ceiling Height

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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## A map showing the location of Parkview Surgery. The surgery is marked with a red pin icon and labeled 'Parkview Surgery' in red text. It is situated on New Rd, just north of its intersection with Kingsway. To the east of the surgery is Hayes End Recreation Ground, shown as a green area. Major roads include A4020 running north-south and B465 running east-west. Other roads shown include Uxbridge Rd, Heath Rd, Hewens Rd, Widmore Rd, Collingwood Rd, Kingsway, York Ave, Dawley Ave, and Bishops Rd. The area is labeled 'GOULDS GREEN'. The map includes a Google logo and 'Map data ©2025' in the bottom left corner.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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>		<p><b>90</b></p> <p><b>70</b></p>	<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>		<b>England &amp; Wales</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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