









Haig Road, Uxbridge, UB8 3EE

£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.



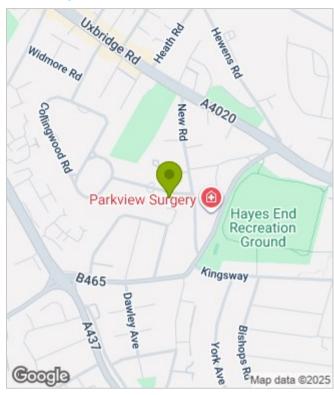




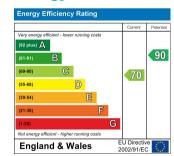
# Floor Plans

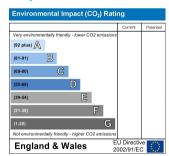
# Haig Road, Uxbridge, UB8 Approximate Area = 791 sq ft / 73.5 sq m Garage = 281 sq ft / 26.1 sq m Total = 1072 sq ft / 99.6 sq m For identification only - Not to scale Garage 5.56 x 4.59 18'3 x 15'1 Garden 20.99 x 6.50 CH = Ceiling Height Bedroom 3.00 max x Bedroom 2.31 max Kitchen / 3.00 x 2.84 9'10 x 7'7 Dining Room 9'10 x 9'4 Reception Room 4.30 max x 3.64 max 2.82 max 14'1 x 11'11 12'4 x 9'3 First Floor Extends To **Ground Floor O**ALLDAY Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. MILLER Produced for Allday & Miller.

## **Area Map**



# **Energy Performance Graph**





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