

ALLDAY  
& MILLER

Blossom Way, Hillingdon, UB10 9LL  
£1,100,000

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Blossom Way, Hillingdon, UB10 9LL

**£1,100,000**

- Substantial Detached House
- 65 ft Wide Plot With Re Development Potential
- 40 ft Garage
- Premier Road In North Hillingdon
- Rare Opportunity to Design The Perfect Home
- 0.25 Of An Acre (approx.)
- Large Front Driveway
- 2329 Sq Ft
- Double Fronted
- No Chain

## Description

This spacious property offers great potential for re development. Currently offering a large entrance hallway three reception rooms, two bathrooms, utility room, and four bedrooms.

The plot provides outstanding potential for re development with large front and rear gardens approx. 0.25 of an acre.

"Sold with no chain"

## Situation

Blossom Way in the prime location situated in North Hillingdon. There are well regarded schools in close proximity including St Bernadette's, Vyners, John Locke and Oak Farm along with a number of recreational facilities that include Hillingdon Golf and Cricket Club, Court Park with its tennis courts and bowls club and the 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 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.



**Blossom Way, Uxbridge, UB10**  
Approximate Area = 1883 sq ft / 174.9 sq m  
Garage = 446 sq ft / 41.4 sq m  
Total = 2329 sq ft / 216.3 sq m  
For identification only - Not to scale

Ground Floor

Garage  
11.85 max x 3.80 max  
38'11" x 12'6"  
(Approx)

Reception Room  
7.65 max x 5.03 max  
25'1" x 16'6"  
Ch (192.19)

Kitchen  
4.99 max x 4.20 max  
16'4" x 13'9"

Dining Room  
6.31 max x 3.66 max  
20'8" x 12'0"

Reception Room  
3.38 max x 3.36 max  
11'1" x 11'0"

Entrance Hall

Up

Garden  
36.50 x 20.05  
119'9" x 65'9"

24.67 x 19.72  
80'11" x 64'8"

First Floor

Bedroom  
6.15 max x 3.68 max  
20'2" x 12'1"

Bedroom  
3.70 x 2.83  
12'2" x 9'3"

Bedroom  
4.37 max x 4.29 max  
14'4" x 14'1"  
Ch (192.45)

Bedroom  
3.70 max x 2.69 max  
12'2" x 8'10"

Down

Ch = Ceiling Height  
= Reduced headroom below 1.5m / 5'0"

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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estate agents

## A map of the Hillingdon area in Greater London. A green pin marks the location of Skill2Pass Driving School on Blossom Way. Other labeled locations include Skill2Pass Driving School in Uxbridge, Driving (with a car icon), ACS International School Hillingdon (with a graduation cap icon), Hillingdon Court Park, and Hillingdon Court Park Playground (with a tree icon). Roads shown include Hercies Rd and Blossom Way. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

| 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>Current</p> <p>53</p>                                                                                                                               | <p>Potential</p> <p>76</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> |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                        | <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>  |                                                |                                                                                                                                                                                                                                                                                                                                    |

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