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Athol Way, Hillingdon, UB10 0LE
£425,000

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- Two Double Bedroom House
- Nearby to Highly Regarded Schools
- Quiet Cul De Sac Location
- Short Drive to M25/M40/M4
- Stylish Interiors Throughout
- Modern Kitchen & Bathroom
- Ideal First Time Purchase
- Private Garden Perfect for Entertaining

Description

This stunning house offers a delightful blend of comfort and modern living. Upon entering, you are greeted by a welcoming reception room, complete with a cosy fireplace that creates a warm and inviting atmosphere, the fitted kitchen and dining area provide a perfect space for family meals and entertaining, with convenient access to the rear of the property.

The first floor boasts two generously sized bedrooms, accompanying these bedrooms is a modern family bathroom, designed with contemporary fixtures.

Outside, there is a parking space for residents. The property features a private garden, predominantly laid to lawn with a patio area, which is perfect for outdoor activities.

Situation

Athol Way is a sought after, quiet tree lined residential road in Hillingdon, situated just off Long Lane. You have easy access to a number of local amenities, including local shops, numerous bus links and Hillingdon's Metropolitan/Piccadilly line train station. There are a number of highly regarded local schools, including the Ofsted rated outstanding Hillingdon primary, Swakeleys senior school for girls, along with the popular St Bernadettes, Oak Farm and Bishopshalt senior school.



Athol Way, Uxbridge, UB10
Approximate Area = 617 sq ft / 57.3 sq m
For identification only - Not to scale

Ground Floor

Garden
10.57 x 3.75
34'8 x 12'4

Kitchen / Dining Room
3.59 x 2.35
11'9 x 7'9

Reception Room
5.17 max x 3.61 max
17'0 x 11'10
CH 7'9/2.36

Up

Up

Up

3.80 x 3.15
12'6 x 10'4

First Floor

Bedroom
3.61 x 2.34
11'10 x 7'8

Dn

Bedroom
3.64 x 2.42
11'11 x 7'11
CH 7'8/2.34

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 location pin is placed on Uxbridge Rd, just north of its intersection with Royal Ln. The map shows several roads: Glisson Rd to the north, Weald Rd to the northeast, The Rise to the northwest, Vine Ln to the west, Royal Ln to the southwest, Uxbridge Rd running diagonally from the northwest to the southeast, Denziloe Ave to the east, and Nicholls Ave to the south. A large green area labeled 'Coney Green' is located to the west of the pin. The area to the northeast is labeled 'HILLINGDON'. The map includes the Google logo in the bottom left corner and the text 'Map data ©2025' in the bottom right corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		91		<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		England & Wales				
EU Directive 2002/91/EC		EU Directive 2002/91/EC				

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