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& MILLER

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

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£425,000

- 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 pin is located on Uxbridge Rd, just north of its intersection with Royal Ln. The area around the pin is labeled 'Coney Green'. Other roads visible include Glisson Rd, Weald Rd, The Rise, Vine Ln, The Larch, Denziloe Ave, and Nicholls Ave. The road A437 is also marked. The map is credited to Google and shows map data from 2025.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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>	Current 43	Potential 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 EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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