









Honeycroft Hill, Uxbridge, UB10 9NQ

£570,000

- Three Bedrooms
- Located a Short Walk From Uxbridge Station
- New Roof
- No Chain
- Outstanding Opportunity

- Close To Outstanding Schools
- Approved Planning Permission For Extensions
- Spaciouis Driveway
- Large Rear Garden

# **Description**

This charming property presents an excellent opportunity for families looking to settle in a well presented home. Upon entering, you are welcomed into a bright spacious reception/dining room and a fitted kitchen.

The first floor boasts three well proportioned bedrooms, providing ample space for relaxation and rest. A family bathroom completes this level, ensuring convenience for all.

Outside, the property features a front drive that offers valuable parking space. To the rear, you will discover a private garden, perfect for dining and entertainment. Additionally, the garden includes two shed outbuildings, providing extra storage or potential for a workshop.

### **Situation**

Honeycroft Hill a popular, residential road in North Hillingdon. There are well regarded schools in close proximity including St Bernadettes and Oak Farm and a number of recreational facilities also nearby including Hillingdon Golf and Cricket Club, Court Park and a 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.





Proposal

Erection of a part single part two storey side and rear extension, following the demolition of the existing side extension.

Location

51 HONEYCROFT HILL

UXBRIDGE

Ward

**UXBRIDGE 2022** 

Received

20-08-24

Validated

20-08-24

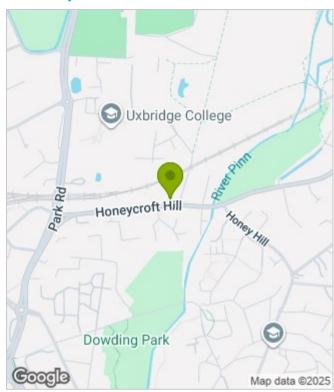
Decision By

18-10-24

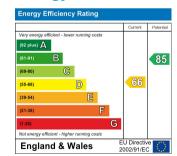
## Floor Plans

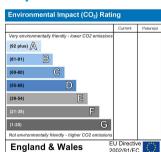
#### Honeycroft Hill, UB10 Approximate Area (Including Store) = 1004 sq ft / 93.3 sq m Sheds = 111 sq ft / 10.3 sq m Total = 1115 sq ft / 103.6 sq m For identification only - Not to scale Shed 2.28 x 1.97 7'6 x 6'6 Shed 2.90 x 2.00 9'6 x 6'7 Garden 17.54 x 7.36 57'7 x 24'2 CH = Ceiling Height = Reduced headroom below 1.5m / 5'0 Bedroom 2 3.65 max x 3.11 max x 3.23 max 10'2 x 6'0 12'0 x 10'7 Store 5.53 x 1.95 Reception / Dining Room 18'2 x 6'5 7.14 max x 3.62 max 23'5 x 11'11 Bedroom 1 3.93 max x 3.65 max 12'11 x 12'0 2.29 x 2.17 CH 80/2.45 7'6 x 7'1 **Ground Floor** First Floor Floor plan produced in accordance with RICS Property Measurement Standards incorporating **O**ALLDAY International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. MILLER Produced for Allday & Miller.

## **Area Map**



# **Energy Performance Graph**





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