

ALLDAY
& MILLER



Oakleigh Road, Hillingdon, UB10 9EN
£435,000

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- Two Bedroom
- Driveway
- Office in Garden
- Walking Distance to Hillingdon Station
- Good Condition Throughout
- Close to Highly Regarded Schools
- Private Rear Garden
- Sought After Location

Description

This beautifully presented family home perfectly combines contemporary style with everyday comfort, offering an inviting and versatile living space throughout.

Upon entering, you are greeted by a bright and spacious reception/ dining room flooded with natural light and ideal for both relaxing evenings and entertaining guests. The sleek, modern fitted kitchen provides the perfect balance of practicality and design, completing the ground floor.

Upstairs, the first floor enjoys two generous sized bedrooms, complemented by a family bathroom.

Outside, featuring a private driveway with valuable off-street parking. To the rear, a well maintained garden mainly laid to lawn offers a wonderful space for outdoor entertainment.

Situation

Oakleigh Road is a sought after road within the ever popular Oak Farm estate which is renowned for its easy access to highly regarded schools including St. Bernadettes, Oak Farm and Ryefield primary schools and Oakwood and Swakeleys secondary schools. The property is within easy reach of local shops, bus links, the A40 and Hillingdon Tube station, which both provide a direct route into central London along with the Elephant Park and nature reserve. Uxbridge town centre with its wide range of shopping facilities is just a short trip away by bus or car.



Oakleigh Road, Uxbridge, UB10

Approximate Area = 685 sq ft / 63.6 sq m
Office = 168 sq ft / 15.6 sq m
Total = 853 sq ft / 79.2 sq m
For identification only - Not to scale

Ground Floor

Office
5.17 max x
3.01 max
17'0 x 9'11

Garden
20.15 x 4.31
66'1 x 14'2

Kitchen
3.38 x 3.12
11'1 x 10'3

Reception /
Dining Room
6.62 max x
3.99 max
21'9 x 13'1

Up

5.36 x 4.31
17'7 x 14'2

First Floor

Bedroom
2.64 x 2.24
8'8 x 7'4

Dn

Bedroom
3.76 x 2.72
12'4 x 8'11

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 Elephant Park area in North Hillingdon. The map shows a network of streets including Lynhurst Rd, Floriston Ave, Ryefield Ave, and Lynhurst Cres. A green pin is placed on Lynhurst Rd, indicating the location of the park. The area is labeled 'Elephant Park' in green text. The surrounding area is labeled 'NORTH HILLINGDON'. The map is credited to Google and shows data from 2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales		EU Directive 2002/91/EC	

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