

ALLDAY
& MILLER

Hamilton Road, Uxbridge, UB8 3AJ
£650,000

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- Three Bedrooms
- Beautiful Period Features
- Quiet Residential Cul De Sac
- Conservatory
- Close to Elizabeth, Metropolitan & Piccadilly Lines
- Semi Detached
- Scope to Extend STPP
- Sought After Road
- Garage
- 1428 sq ft

Description

This spacious property offers versatile living accommodation and is perfect for growing families.

Upon entering, you are welcomed by an entrance hall leading to a generous reception room, A well appointed fitted kitchen offers ample storage and worktop space, flowing seamlessly into the charming conservatory, which overlooks the rear garden. A convenient downstairs WC completes the ground floor.

The first floor boasts three bedrooms, all filled with natural light, along with a modern family bathroom.

To the front of the property, there is a private driveway providing off-street parking. The rear garden is mainly laid to lawn, perfect for outdoor dining and entertainment.

Situation

Hamilton Road is situated in a sought after location, close to local amenities including Hillingdon Hospital, Brunel University, Bishopshalt Senior School and Stockley business park. There are a number of bus/road links close by creating easy access to Heathrow Airport, the M4 and M25 and Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station. The area is also well served by a number of well-regarded schools.



Hamilton Road, Uxbridge, UB8

Approximate Area = 1249 sq ft / 116.0 sq m
Garage = 179 sq ft / 16.6 sq m
Total = 1428 sq ft / 132.6 sq m
For identification only - Not to scale

Ground Floor

First Floor

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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A Google Map of the COWLEY area in London. A green location pin is placed on Church Rd, just south of its intersection with Station Rd. The map shows a network of streets including Iver Ln, High St, Clammas Way, Worcester Rd, Nine Elms Ave, Peachey Ln, and Church Rd. Brunel University of London is visible in the top right corner, and the River Pinn flows along the right edge. The area is labeled 'COWLEY' in the bottom left. The Google logo and 'Map data ©2026' are at the bottom.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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