



£645,000 Freehold

Hillingdon Road, Uxbridge, UB10

A well-presented three-bedroom semi-detached family home, ideally located in a sought-after area close to local amenities, schools, and excellent transport links. This spacious property offers three good-sized bedrooms, a modern family bathroom, and a convenient downstairs WC. The ground floor features a bright and airy through-lounge and a separate fitted kitchen, both providing access to a large private rear garden - perfect for families or those who enjoy outdoor space. The property also benefits from planning permission to extend, offering a fantastic opportunity for buyers looking to add value and create additional living space tailored to their needs. Further features include off-street parking and side access to the garden. Early viewing is highly recommended to appreciate the potential this property offers.

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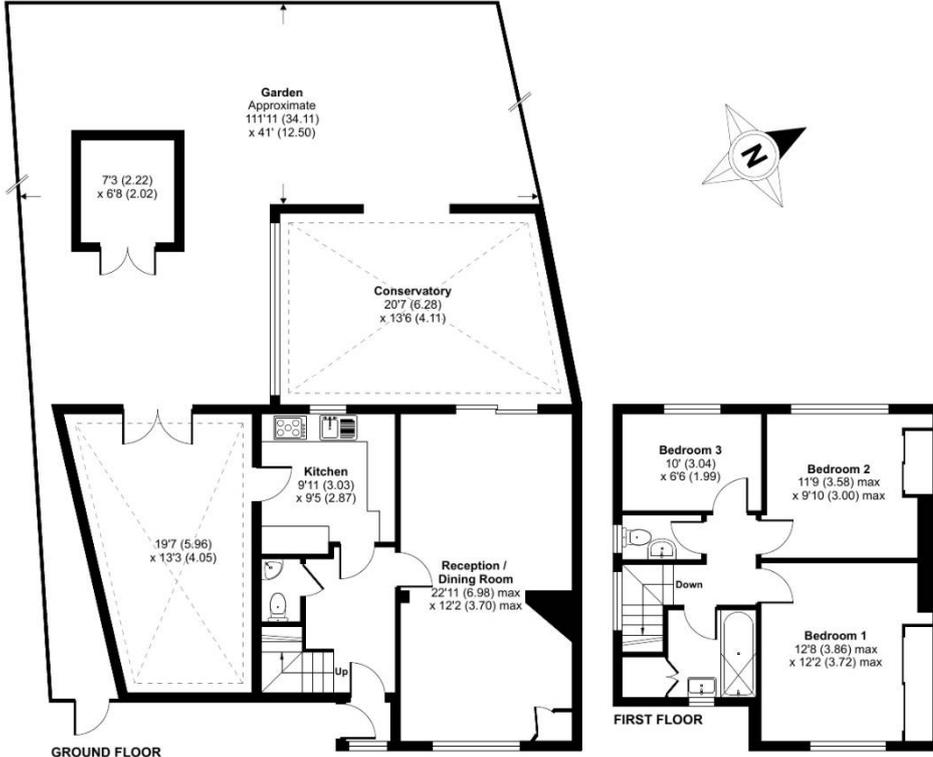
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Approximate Area = 1467 sq ft / 136.2 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 1515 sq ft / 140.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Simple Estate Agents. REF: 1290712

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

Hayes, UB3 3ES, United Kingdom Leave at 15:52 Head northeast on Coldharbour Lane towards Hunters Grove 0.7 mi Turn left onto A4020 / Uxbridge Road 2.1 mi Turn left onto Nicholls Avenue 0.2 mi Turn right onto A437 / Harlington Road Roadwork on A437 from Southfield Close to Uxbridge Road (A4020). 0.3 mi Bear left onto A4020 / Uxbridge Road 0.9 mi Arrive at A4020 / Hillingdon Road The last junction before your destination is Park Road E B Uxbridge, UB10 0AD, United Kingdom Arrive by 16:12

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.