



- Two double bedroom semi detached
- No onward chain
- Large rear garden
- Huge scope for extension (STPP)

59 Brampton Road, Hillingdon, Middlesex, UB10 0DR

Guide Price £475,000

Offered to the market with no onward chain, this spacious two-double-bedroom semi-detached home presents an excellent opportunity for buyers seeking a property with both comfort and future potential. Set on a generously sized plot, the home offers substantial scope for extension (STPP), making it ideal for those looking to expand or develop. Internal viewings are strongly recommended.



Property Description

PROPERTY

Set on a large plot that widens to the right-hand side, the home offers huge scope for further extension or reconfiguration (STPP), making it ideal for those looking to add value or create a larger family home.

The ground floor features a spacious 16'6 x 10'8 living room, filled with natural light, and a 12'0 x 10'0 kitchen with direct access to the garden. Upstairs, the layout includes two generous double bedrooms-the largest measuring 13'5 x 10'0-along with a family bathroom and separate WC. Situated in a quiet, popular residential area, the property is conveniently located close to well-regarded local schools and offers easy access to Long Lane, the Uxbridge Road, and a wide range of shops, transport links, and amenities.

A fantastic opportunity to secure a home with superb potential in a sought-after location.

LOCATION

Brampton Road is situated on the ever-popular Oak Farm Estate, ideally positioned for a wide range of local amenities including shops, Hillingdon's Metropolitan and Piccadilly line station, and several highly regarded schools such as St Bernadette's, Oak Farm, and Bishopshalt Senior School. Excellent transport links are close by, with the 278 bus providing direct access to West Ruislip station (Central line), Hayes & Harlington station (National Rail), and Heathrow Airport, with the service available from Oak Farm Library. The property also benefits from convenient access to the A40/M40, offering swift connections to London and the Home Counties.

Just a short drive away is Uxbridge town centre, boasting a vibrant selection of shops, bars, restaurants and leisure facilities.

TENURE

Freehold Sale

No onward chain

London Borough of Hillingdon

Council tax band: D

EPC rating C



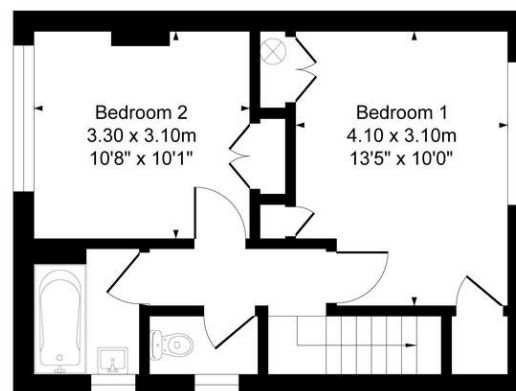


Brampton Road UB10

Approx. Gross Internal Floor Area
69.2 Sq M - 745 Sq Ft



Ground Floor
Approximate Floor Area
375.00 sq.ft
(34.80 sq.m)



First Floor
Approximate Floor Area
370.00 sq.ft
(34.40 sq.m)



Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

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