

# Haig Road

Uxbridge • London • UB8 3EG  
Guide Price: £500,000



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A two bedroom semi-detached house located on a popular residential road in Hillingdon that is situated on a generous plot that offers the potential to extend to both the side and rear subject to the usual planning consents. The ground floor comprises a 14ft lounge and 17ft kitchen/diner, whilst to the first floor there is a 17ft master bedroom, 9ft second bedroom and family bathroom. Outside there is off street parking, 18ft garage, private rear garden and 24ft outbuilding.

Two bedroom house

Semi detached

Potential to extend (S.T.P)

Close to local amenities

13ft Lounge

14ft Kitchen

11ft Master bedroom

18ft Garage

24ft Outbuilding

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### Property

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### Outside

The front of the property is split between a generous lawn and a paved driveway, creating off street parking for multiple vehicles. The large rear garden is mainly laid to lawn with a patio area across the rear of the house. The property also benefits from a 24ft outbuilding and 18ft garage.

### Location

Haig Road is a residential road in Hillingdon located just off the Uxbridge Road offering easy access to a number of amenities including schools, numerous local shops including Marks & Spencer and bus/road links. The M4/A40/M40 road links to London and the Home Counties along with Uxbridge Town Centre with its vast array of shops, restaurants, bars and Metropolitan/Piccadilly line train station are approximately just over a mile away.



### Schools:

Hewens Primary School 0.2 miles  
Hillingdon Primary School 0.5 miles  
De Salis Studio College 0.2 miles



### Train:

West Drayton station 1.7 miles  
Hayes & Harlington Station 1.9 miles  
Hillingdon Station 1.9 miles



### Car:

M4, A40, M25, M40



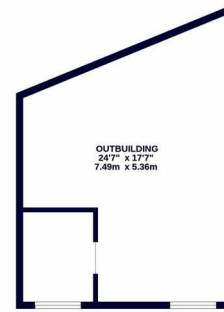
### Council Tax Band:

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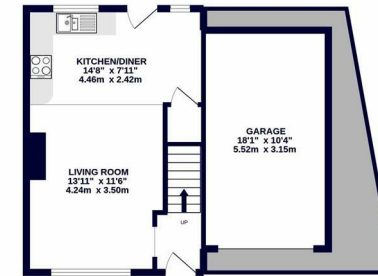
(Distances are straight line measurements from centre of postcode)



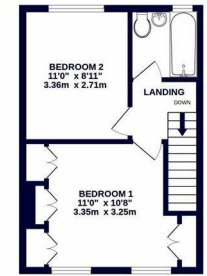
OUTBUILDING  
369 sq.ft. (34.2 sq.m.) approx.



GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



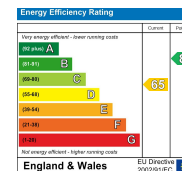
TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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