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Sutton Court Road, Hillingdon, UB10 9HS
£575,000

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- Three Bedroom Semi Detached
- Off Street Parking
- Nearby to Highly Regarded Schools
- 1134 Sq Ft / 105.3 Sq M
- Planning Permission Approved for Loft Conversion
- Extended to Rear
- Excellent Condition Throughout
- Popular Oak Farm Development
- Close to Transport Links
- Outbuilding to Rear

Description

Offering generous living space and excellent potential, this three-bedroom property comprises of a welcoming reception room, a separate dining room, and a well-appointed kitchen with ample storage and workspace.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a front driveway providing off-street parking, along with a private rear garden offering an excellent space for outdoor dining.

Situation

Sutton Court Road enjoys a highly convenient and family-friendly location just off Long Lane, offering excellent access to the A40, M40 and M25, making it ideal for commuters. The area is exceptionally well served by local amenities, with a variety of shops, supermarkets, cafés and restaurants all within easy reach. Hillingdon Underground Station is nearby, providing Metropolitan and Piccadilly Line services with direct links into Central London and beyond. Families are particularly drawn to the area due to its excellent choice of well-regarded schools, including Oak Farm Primary School, Ryefield Primary School, Oak Wood School, Bishopshalt School and Swakeleys School for Girls. Combining outstanding transport connections, highly regarded schools and a wealth of everyday conveniences, this location continues to be one of Hillingdon's most sought-after residential settings.



Sutton Court Road, UB10
Approximate Area = 966 sq ft / 89.7 sq m
Outbuilding = 218 sq ft / 20.3 sq m
Total = 1184 sq ft / 110.0 sq m
For identification only - Not to scale

The floor plan consists of two main parts: a large Ground Floor and a smaller First Floor. The Ground Floor is a long, narrow rectangle with an outbuilding at the top. It includes a Garden, Kitchen, Dining Room, and Reception Room. The First Floor is a smaller rectangle with three bedrooms and a bathroom. A north arrow is located in the top right corner.

Ground Floor

Outbuilding
5.00 x 4.00
16'5 x 13'1

Garden
10.15 x 6.10
33'4 x 20'0

Kitchen
4.60 x 3.03
15'1 x 9'11

Dining Room
4.90 max x 3.43 max
16'1 x 11'3

Reception Room
3.75 max x 3.18 max
12'4 x 10'5

6.10 x 4.89
20'0 x 16'1

First Floor

Bedroom
3.42 x 3.14
11'3 x 10'4

Bedroom
3.75 max x 3.00 max
12'4 x 9'10

Bedroom
2.22 x 1.81
7'3 x 5'11

Bathroom

Up

Dn

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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estate agents

A map of the Hillingdon area in Greater London. The map shows several streets: Long Ln, Windsor Ave, Ryefield Ave, Burleigh Rd, Denecroft Cres, Woodcroft Cres, and Leybourne Rd. Four schools are marked with school icons: Oak Farm Primary School, St Bernadette Catholic Primary School, Oak Wood School, and Swakeleys Girls High School. A green pin is placed on the map, located between St Bernadette Catholic Primary School and Oak Wood School. The area is labeled 'HILLINGDON' and 'The Larches'. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		Current Potential 80 66	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		Current Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC			

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