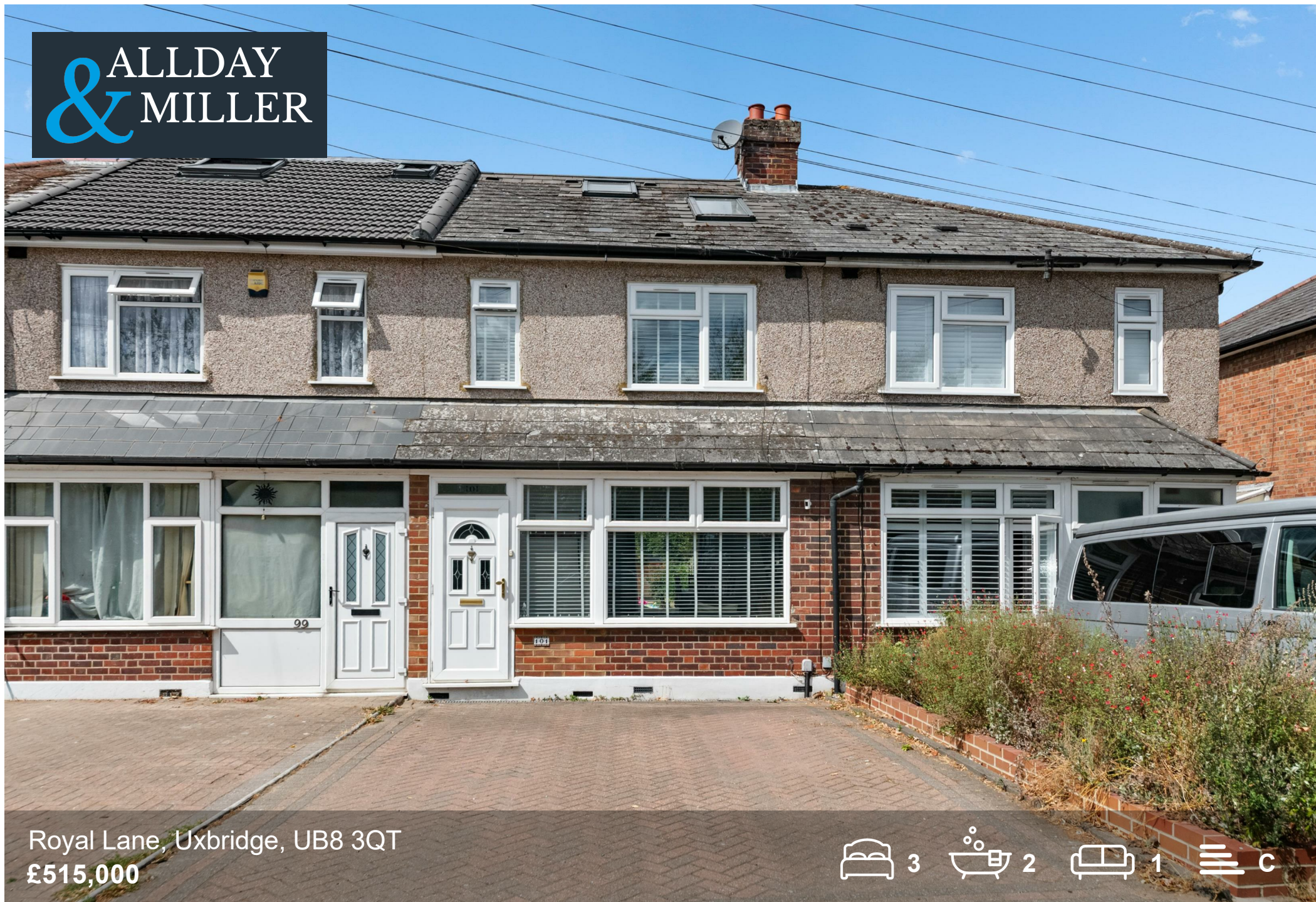


ALLDAY
& MILLER



Royal Lane, Uxbridge, UB8 3QT
£515,000

3 2 1 C



Royal Lane, Uxbridge, UB8 3QT

£515,000

- Three Double Bedroom House
- Two Bathrooms
- 963 Sq Ft / 89.5 Sq M
- Potential to Extend (Subject to Planning)
- Large Garden Perfect for Outside Dining & Entertaining
- Stylish Interiors Throughout
- Arranged Over Three Floors
- Short Drive to A40/M40/M25
- Nearby to Highly Regarded Schools
- Off Street Parking for Two Cars

Description

An attractive three bedroom home arranged over three floors and offering approximately 963 sq ft of well-planned accommodation. The ground floor features a spacious open-plan reception, dining and kitchen area, with direct access onto a generous private rear garden.

The first floor provides two well-proportioned bedrooms and a family bathroom, while the second floor is dedicated to a spacious master bedroom with its own en-suite.

Further benefits include a front drive offering parking.

Situation

Situated on Royal Lane, this property is conveniently located for a range of local amenities, schools and transport links. Colham Manor Primary School is approximately 0.4 miles away, with Bishopshalt School, Park Academy West London and Uxbridge High School also within easy reach. Local bus services provide connections towards Uxbridge and surrounding areas, while West Drayton Station is approximately 1.2 miles away, offering rail services and connections across London and beyond. Uxbridge town centre is also nearby, providing a wide selection of shops, cafés, restaurants and everyday amenities, with Brunel University close by.



Royal Lane, Uxbridge, UB8
Approximate Area = 963 sq ft / 89.5 sq m
For identification only - Not to scale

Ground Floor

Garden
30.45 x 4.69
99'11 x 15'5

Reception /
Dining Room / Kitchen
7.63 max x
4.54 max
25'0 x 14'11

Up

Down

Driveway

First Floor

Bedroom 1
5.92 max x
2.91 max
19'5 x 9'7

Bedroom 2
4.54 max x
3.44 max
14'11 x 11'3

Bedroom 3
3.38 max x
2.77 max
11'1 x 9'1

Up

Down

Second Floor

Bathroom

Up

Down

= Reduced headroom
below 1.5m / 5'0

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.

ALLDAY & MILLER
estate agents

A map of the Hillingdon Hospital area. The map shows the hospital's Emergency Department and Ambulance Station, both marked with red location pins. Surrounding roads include Kingston Ln, Grove Ln, Royal Ln, Pield Heath Rd, Colham Green Rd, and Violet Ave. Other landmarks shown are Brunel University Sports Park and Colham Manor Primary School. The map is sourced from Google, with data from 2026.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.