



- Three Bedroom
- Garage
- Well Presented Throughout
- Walking Distance To Transport Links
- Gas Central Heating

- Detached
- Off Street Parking
- Quiet Cul-De-Sac
- Double Glazing
- EPC Rating C

A well presented three bedroom detached family home situated in a quiet cul-de-sac within walking distance of Hillingdon station.

This property briefly comprises; welcoming entrance hallway with doors leading to a large living room with bay window, modern fitted kitchen with wall & base units, dining room which overlooks the garden, store room and downstairs W.C. To the first floor there are three well proportioned bedrooms, the first and second benefitting from built in wardrobes and a white suite family bathroom. To the rear of the property is a large garden which is mostly laid to lawn with patio area. To the front is ample off street parking and access to garage via over head door. This property would be ideal for the growing family and has potential for extension (stpp).

Pastures Mead is a residential road in North Hillingdon close to well-regarded schools including St Bernadettes, Vyners Senior School, Oak Farm & St Helen's College. There are a number of recreational facilities also nearby including Hillingdon Golf and Cricket Club, Court Park with its tennis courts and bowls club and the newly opened fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars is a short distance away along with the A40/M40 giving access to London and the Home Counties. Hillingdon Tube Station with its direct links to Baker Street and the City is a short walk away along with a number of local shops.

Tenure: Freehold

Local Authority: London Borough Of Hillingdon

Council Tax Band: F

Internet Speed: Download - (up to) 44 Mbps Upload - (up to) 8 Mbps

EE - Good outdoor & in home

Three - Good outdoor & variable in home

O2 - Good outdoor & variable in home

Vodafone - Good outdoor & variable in home

Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer <https://checker.ofcom.org.uk>







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	77
England & Wales		EU Directive 2002/91/EC	

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

**Pastures Mead, Uxbridge, UB10**

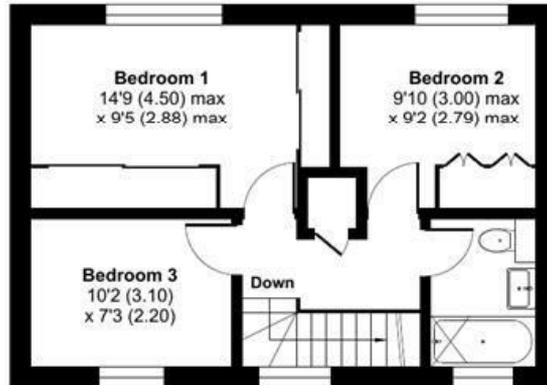
Approximate Area = 1024 sq ft / 95.1 sq m

Garage = 136 sq ft / 12.6 sq m

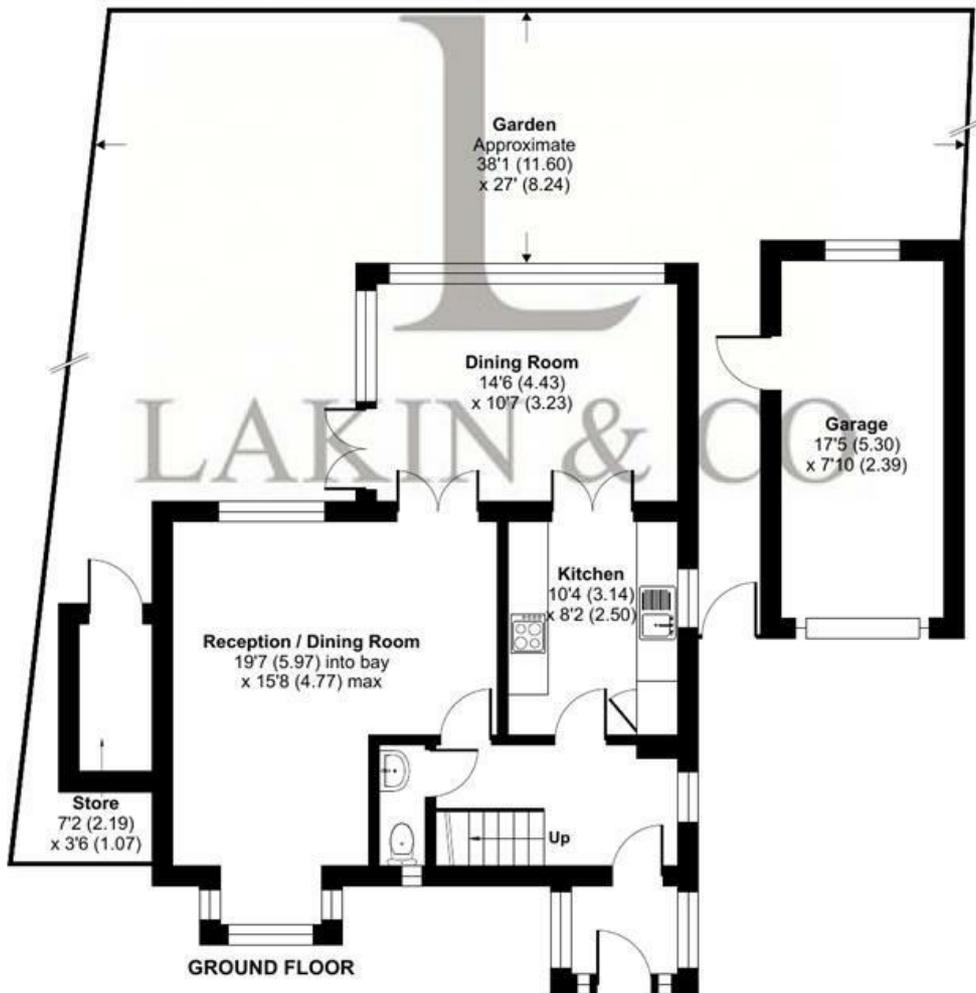
Outbuilding = 25 sq ft / 2.3 sq m

Total = 1185 sq ft / 110 sq m

For identification only - Not to scale



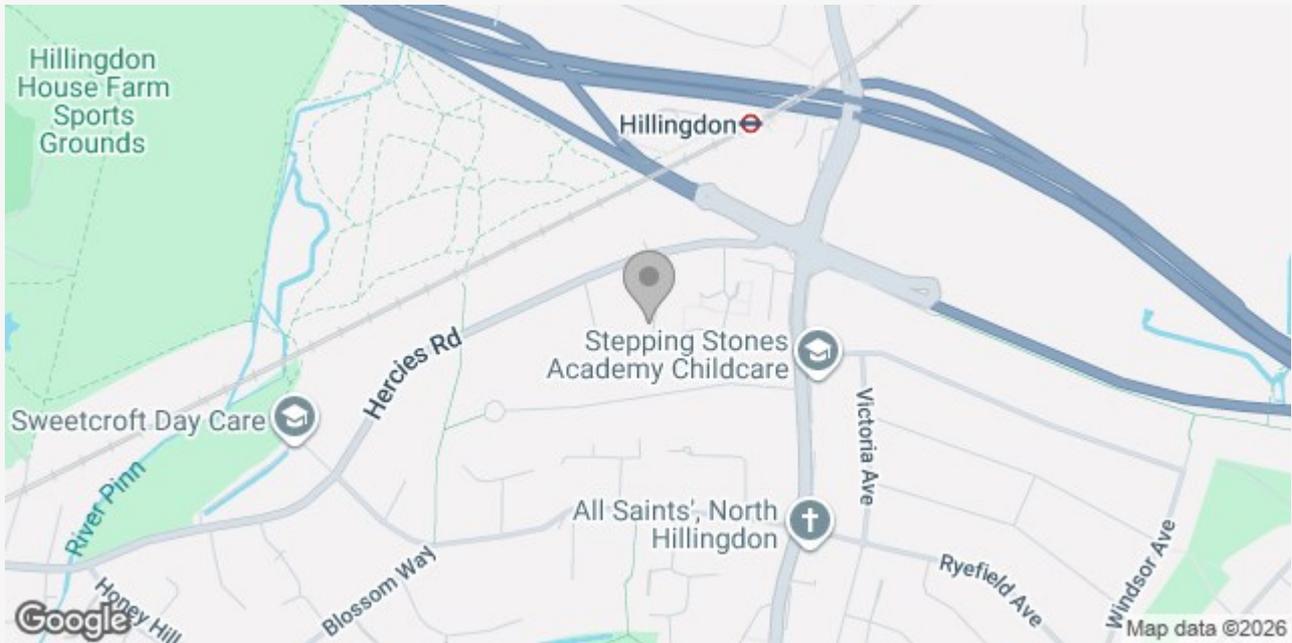
FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lakin & Co. REF:1416417.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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