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& MILLER



Hamilton Road, Uxbridge, UB8 3AJ  
£600,000

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**£600,000**

- Three Bedrooms
- Space to the Side
- No Chain
- Driveway Parking
- Potential to Extend (STPP)
- One Bathroom
- Located on a Sought After Cul De Sac
- Stunning Character Home
- Close to Uxbridge Town Centre & West Drayton High Street
- 1186 Sq Ft

## Description

This charming house comprises of a spacious reception room that exudes warmth and character, ideal for both relaxation, a dining room and a fitted kitchen which completes this floor.

As you ascend to the first floor, you will find a landing that leads to three generously sized bedrooms, each offering ample natural light and space for personalisation. The bathroom and separate WC add to the convenience of this home.

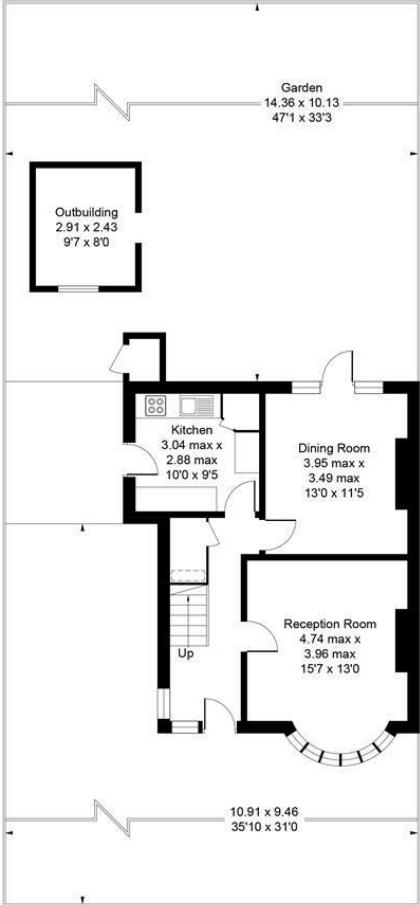
Outside, the property boasts a front drive that provides off-street parking, a valuable asset in this bustling area. The private rear garden is a true highlight, mainly laid to lawn, offering the perfect outdoor space. Additionally, an outbuilding presents opportunities for storage or a workshop.

## Situation

Hamilton Road is situated in a sought after location, close to local amenities including Hillingdon Hospital, Brunel University, Bishopshalt Senior School and Stockley business park. There are a number of bus/road links close by creating easy access to Heathrow Airport, the M4 and M25 and Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station. The area is also well served by a number of well-regarded schools.



## Floor Plans

Ground Floor

Approximate Area (Excluding Void) = 1110 sq ft / 103.1 sq m  
Outbuilding = 76 sq ft / 7.1 sq m  
Total = 1186 sq ft / 110.2 sq m  
For identification only - Not to scale

**Hamilton Road, Uxbridge, UB8**

Outbuilding 2.91 x 2.43 9'7 x 8'0

Garden 14.36 x 10.13 47'1 x 33'3

Kitchen 3.04 max x 2.88 max 10'0 x 9'5

Dining Room 3.95 max x 3.49 max 13'0 x 11'5

Reception Room 4.74 max x 3.96 max 15'7 x 13'0

Up

Bedroom 3.96 max x 3.50 max 13'0 x 11'6

Bedroom 4.74 max x 3.14 max 15'7 x 10'4

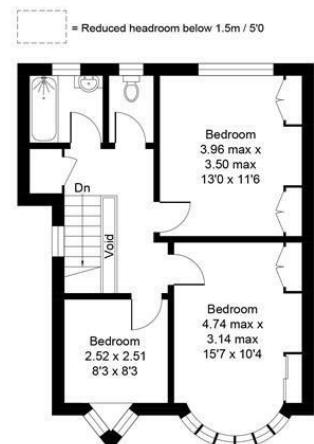
Bedroom 2.52 x 2.51 8'3 x 8'3

Void

Dn

= Reduced headroom below 1.5m / 5'0

**First Floor**

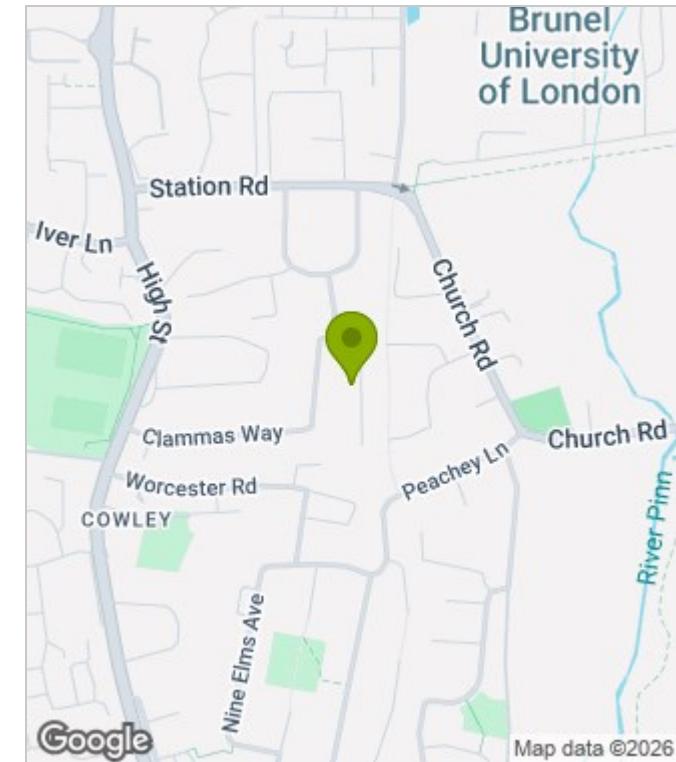


First Floor

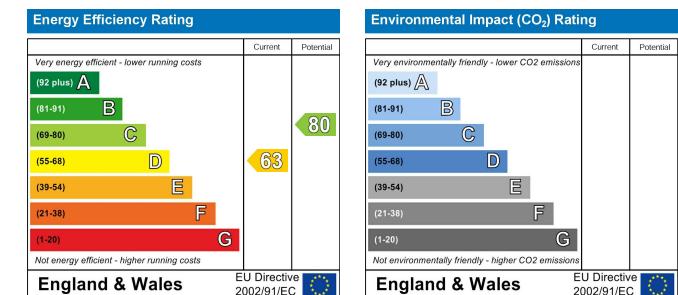
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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## Area Map



## Energy Performance Graph



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