

ALLDAY
& MILLER



Honeycroft Hill, Uxbridge, UB10 9NQ
£550,000





Honeycroft Hill, Uxbridge, UB10 9NQ

£550,000

- Three Bedrooms
- Located a Short Walk From Uxbridge Station
- New Roof
- No Chain
- Outstanding Opportunity
- Close To Outstanding Schools
- Approved Planning Permission For Extensions
- Spacious Driveway
- Large Rear Garden

Description

This charming property presents an excellent opportunity for families looking to settle in a well presented home. Upon entering, you are welcomed into a bright spacious reception/ dining room and a fitted kitchen.

The first floor boasts three well proportioned bedrooms, providing ample space for relaxation and rest. A family bathroom completes this level, ensuring convenience for all.

Outside, the property features a front drive that offers valuable parking space. To the rear, you will discover a private garden, perfect for dining and entertainment. Additionally, the garden includes two shed outbuildings, providing extra storage or potential for a workshop.

Situation

Honeycroft Hill a popular, residential road in North Hillingdon. There are well regarded schools in close proximity including St Bernadettes and Oak Farm and a number of recreational facilities also nearby including Hillingdon Golf and Cricket Club, Court Park and a 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 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.



Honeycroft Hill, UB10

Approximate Area (Including Store) = 1004 sq ft / 93.3 sq m
Sheds = 111 sq ft / 10.3 sq m
Total = 1115 sq ft / 103.6 sq m
For identification only - Not to scale

Ground Floor

- Shed: 2.90 x 2.00 (9'6" x 6'7")
- Shed: 2.28 x 1.97 (7'6" x 6'6")
- Garden: 17.54 x 7.36 (57'7" x 24'2")
- Reception / Dining Room: 7.14 max x 3.62 max (23'5" x 11'11")
- Kitchen: 3.11 max x 1.82 max (10'2" x 6'0")
- Store: 5.53 x 1.95 (18'2" x 6'5")
- Up (Stairs)
- Up (Stairs)

First Floor

- Bedroom 2: 3.65 max x 3.23 max (12'0" x 10'7")
- Bedroom 1: 3.93 max x 3.65 max (12'11" x 12'0")
- Bedroom 3: 2.29 x 2.17 (7'6" x 7'1")
- Dn (Stairs)

CH = Ceiling Height
= 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 2025.
Produced for Allday & Miller.

ALLDAY & MILLER
estate agents

A map of the Honeycroft Hill area in Hillingdon, London. A green pin marks Honeycroft Hill. Nearby schools include Uxbridge College, The John Locke Academy, and ACS International School Hillingdon. Roads shown are Park Rd, River Pinn, and Honey Hill. The map is credited to Google with data from 2026.

Energy Efficiency Rating

Band	Running Costs
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	11-20

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Band	CO ₂ Emissions
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	11-20

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC

England & Wales

EU Directive 2002/91/EC

 www.alldayandmiller.co.uk

192 High Street, Uxbridge, Middlesex, UB8 1LB

T: 01895 641 000 | E: sales@alldayandmiller.co.uk

T: 01895 379 549 | **E:** lettings@alldayandmiller.co.uk