

ALLDAY
& MILLER



Hamilton Road, Uxbridge, UB83AJ
£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.



Hamilton Road, Uxbridge, UB8

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

Ground 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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A Google Map of COWLEY, showing a green location pin on Church Rd. The map includes labels for Station Rd, Iver Ln, High St, Clammas Way, Worcester Rd, Nine Elms Ave, Peachey Ln, Church Rd, and the River Pinn. The University of London is visible in the top right corner.

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			
			80
		63	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			

England & Wales		EU Directive 2002/91/EC	

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