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Colham Road, Hillingdon, UB8 3WQ  
£450,000





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**£450,000**

- Two Double Bedroom
- Good Condition Throughout
- Walking Distance to Transport Links
- Short Walk to Local Amenities
- Complete Chain
- Terraced House
- Allocated Parking
- Downstairs WC
- Catchment Area to Highly regarded Local Schools Including Bishopshalt
- Located on a Quiet Residential Development

## Description

This delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property features a well appointed fitted kitchen, a convenient downstairs WC, the bright and airy reception room provides a welcoming space for relaxation and provides access to the rear.

Ascending to the first floor, you will find two generously sized bedrooms, perfect for family living and a bathroom.

Externally, the property boasts off street parking, ensuring convenience for residents. The rear garden is a true highlight, featuring a well maintained lawn and a patio area that is perfect for outdoor dining and entertaining.

## Situation

Colham Road situated close to a number of highly regarded schools including Hillingdon primary school, Bishopshalt School and Oak Wood secondary school. For the commuters Uxbridge Station (Metropolitan & Piccadilly lines) and West Drayton station with Elizabeth line making the journey into Central London and the surrounding areas a breeze. Uxbridge town centre is just a short drive away with its variety of local shops, restaurants ,cafes, coffee shops and supermarkets.



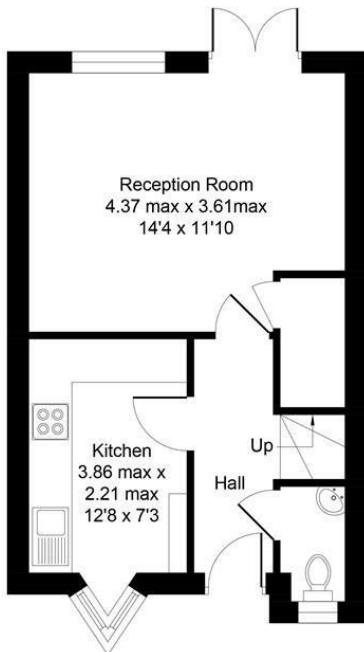
## Floor Plans



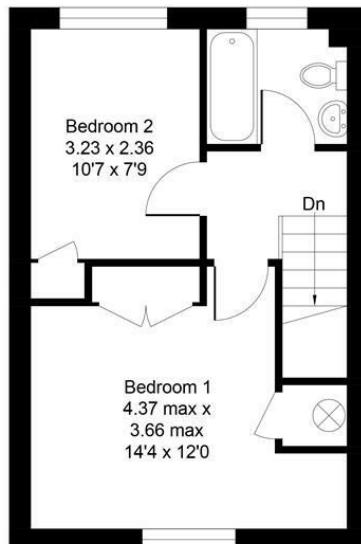
### Colham Road, Uxbridge, UB8

Approximate Area = 651 sq ft / 60.5 sq m

For identification only - Not to scale



Ground Floor

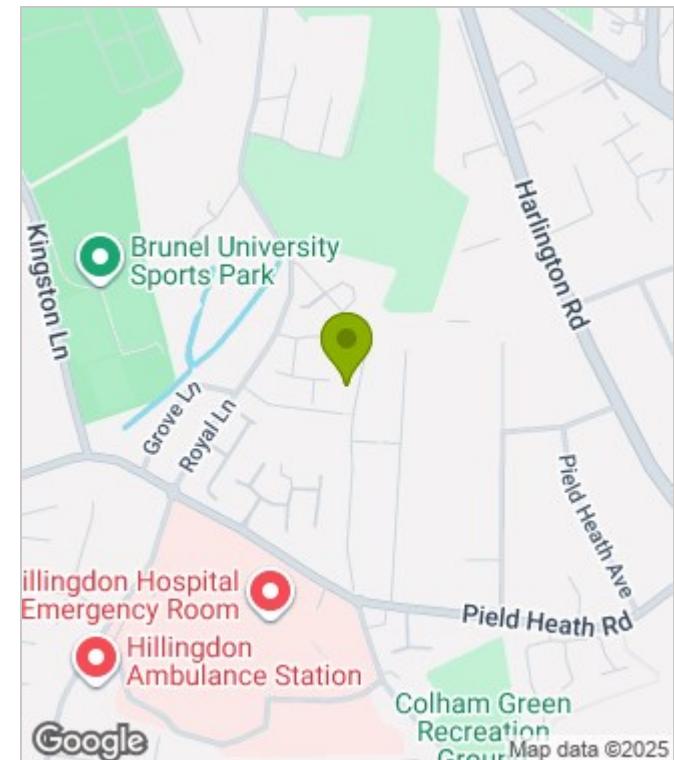


First Floor

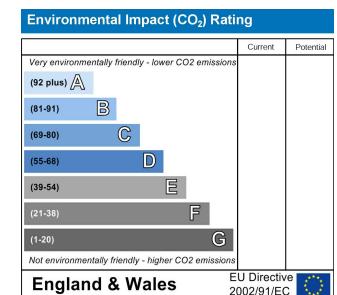
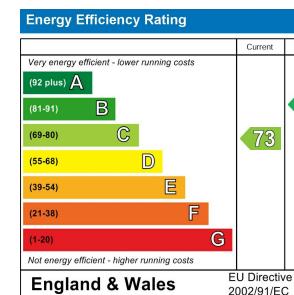
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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## Area Map



## Energy Performance Graph



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