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& MILLER**



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

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- 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.

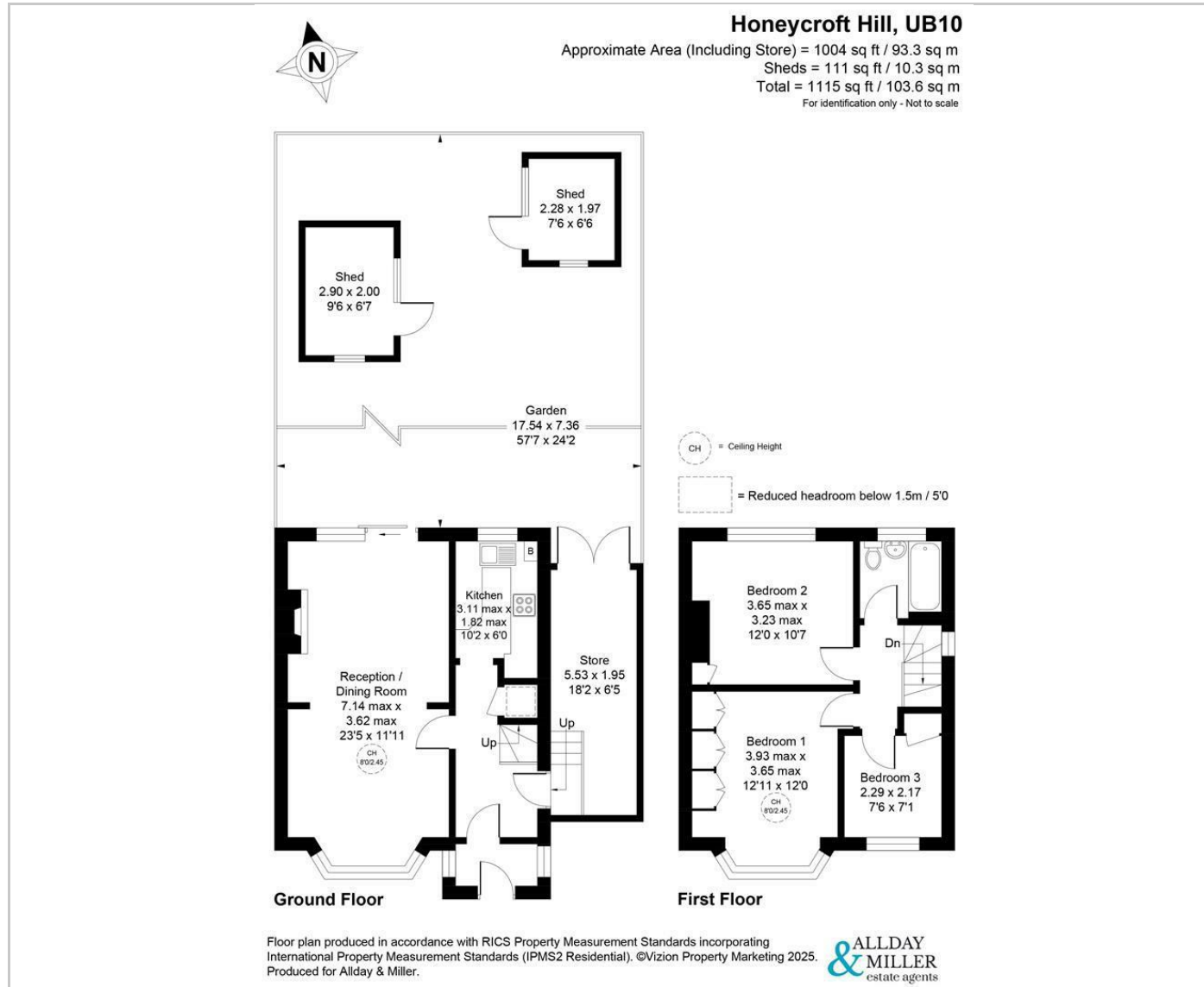
Situation

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.

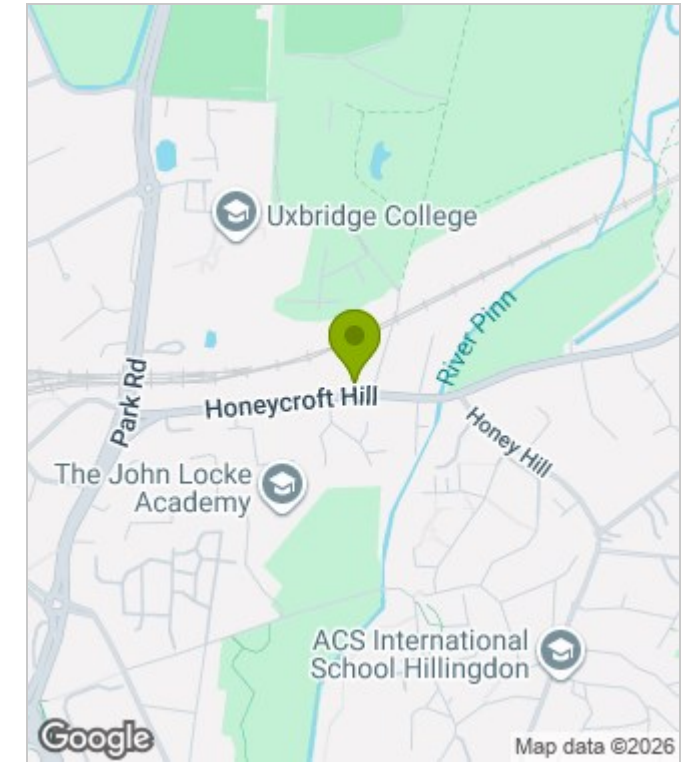


Proposal	Erection of a part single part two storey side and rear extension, following the demolition of the existing side extension.
Location	51 HONEYCROFT HILL UXBRIDGE
Ward	UXBRIDGE 2022
Received	20-08-24
Validated	20-08-24
Decision By	18-10-24

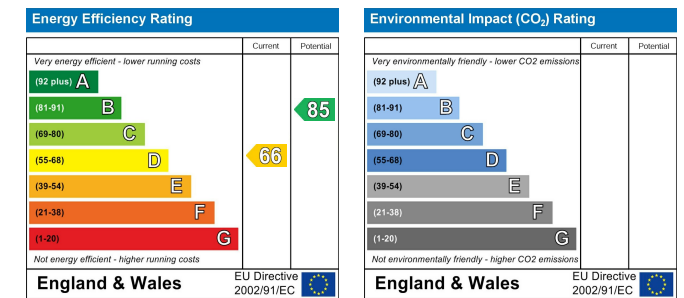
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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