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& MILLER



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

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- 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.



Colham Road, Uxbridge, UB8
 Approximate Area = 651 sq ft / 60.5 sq m
 For identification only - Not to scale

Ground Floor

- Reception Room: 4.37 max x 3.61max, 14'4 x 11'10
- Kitchen: 3.86 max x 2.21 max, 12'8 x 7'3
- Hall: Up stairs

First Floor

- Bedroom 2: 3.23 x 2.36, 10'7 x 7'9
- Bedroom 1: 4.37 max x 3.66 max, 14'4 x 12'0
- Bathroom: Dn stairs

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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 estate agents

A map of the Hillingdon area in Greater London. The map shows several key locations: Brunel University Sports Park (green pin), Hillingdon Hospital Emergency Room (red pin), Hillingdon Ambulance Station (red pin), and Colham Green Recreation Ground (green area). A green pin marks a location near the intersection of Pield Heath Rd and A437. The map also shows roads like Kingston Ln, Grove Ln, Royal Ln, and Pield Heath Ave. The Google logo is visible in the bottom left corner, and the text 'Map data ©2025' is in the bottom 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			
		73	89

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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