

ALLDAY  
& MILLER



Honeycroft Hill, Uxbridge, UB10 9NQ  
£585,000





Honeycroft Hill, Uxbridge, UB10 9NQ

**£585,000**

- Three Bedrooms
- Located a Short Walk From Uxbridge Station
- New Roof
- No Chain
- Semi Detached
- Approved Planning Permission
- Large 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<br>UXBRIDGE                                                                                              |
| Ward        | UXBRIDGE 2022                                                                                                               |
| Received    | 20-08-24                                                                                                                    |
| Validated   | 20-08-24                                                                                                                    |
| Decision By | 18-10-24                                                                                                                    |

### 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)
- CH (Ceiling Height) = 10'02.45"

**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) = 10'02.45"

**Legend:**

- 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. A green pin marks Honeycroft Hill. To the north is Uxbridge College. To the east is the River Pinn and Honey Hill. To the south is Dowding Park. The B483 road runs vertically on the left. The Google logo and 'Map data ©2025' are at the bottom.

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |                          | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                         |                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                              | Current                  | Potential                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                    |
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>Current</p> <p>66</p> | <p>Potential</p> <p>85</p>                                                                                                                             | <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                        |                          | <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>  |                                                                                                                                                                                                                                                                                                                                    |

 [www.alldayandmiller.co.uk](http://www.alldayandmiller.co.uk)

T: 01895 641 000 | E: [sales@alldayandmiller.co.uk](mailto:sales@alldayandmiller.co.uk)  
T: 01895 379 549 | E: [lettings@alldayandmiller.co.uk](mailto:lettings@alldayandmiller.co.uk)