

ALLDAY  
& MILLER

Heath Road, Uxbridge, UB10 0SL  
£385,000





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**£385,000**

- Two Bedrooms
- Good Condition Throughout
- Private Rear Garden - 90ft Long
- EPC Rating - D
- Mid Terrace
- Freehold
- Sought After Location
- 700 sq ft

## Description

This delightful property offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, ideal for relaxing or entertaining guests, a dining room and modern fitted kitchen completes this floor.

On the first floor, you will find two bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is conveniently located nearby, featuring modern fixtures that enhance the overall appeal of the home.

The private garden, which is predominantly laid to lawn creates the perfect outdoor space for dining and entertainment.

## Situation

Heath Road situated just off Uxbridge Road located in the prime location close to a number of local amenities including Stockley Business Park, Hillingdon Hospital, Heathrow Airport, Brunel University. Uxbridge town centre just a short drive away with its variety of shops, restaurants, coffee shops, gyms and a cinema. Hayes and Harlington station being a 10 minute drive away with the Elizabeth line giving several links to Central London. Highly regarded schools including Hillingdon Primary School and Hewens College also close by.



### Heath Road, UB10

Approximate Area = 649 sq ft / 60.3 sq m  
Shed = 51 sq ft / 4.7 sq m  
Total = 700 sq ft / 65.0 sq m  
For identification only - Not to scale

**Ground Floor**

**First Floor**

**Shed**

**Ground Floor Details:**

- Garden: 28.00 x 3.50
- Kitchen: 3.51 x 1.80
- Dining Room: 3.91 max x 3.00 max
- Reception Room: 4.19 max x 2.97 max
- Front Garden: 3.00 x 3.00

**First Floor Details:**

- Bedroom 1: 3.63 max x 3.00 max
- Bedroom 2: 3.91 x 2.21

**Shed Details:**

- Shed: 2.40 x 1.95

**Other Features:**


- North arrow
- (Not Shown In Actual Location / Orientation)

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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Energy Efficiency 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>			89
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p> 			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<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>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p> 			

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