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Holm Grove, Hillingdon, UB10 9LZ
£950,000

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- Detached Family Home
- Utility Room
- Located In Easy Reach of Hillingdon Station
- Conservatory
- 1,777 Sq Ft / 165 Sq M
- Four Double Bedrooms
- Peaceful Private Cul-De-Sac Location
- En-Suite Bathroom
- Fitted Kitchen With Appliances
- Garage Accessible Via Door In Hallway

Description

The ground floor offers a well-proportioned kitchen with access through to a useful utility room. There is a spacious reception room, providing an excellent area for relaxing and entertaining, which leads through to the conservatory overlooking the rear garden, a dining room completes this floor.

The first floor comprises four bedrooms, master with ensuite, along with a family bathroom.

Externally, the property benefits from a rear garden, a front drive and a garage.

Situation

Holm Grove is positioned just off Sweetcroft Lane in a convenient and well-connected area of Uxbridge, within close proximity of several well-regarded schools. For motorists, the A40 is a short drive away, providing easy access towards London and the M25. Uxbridge town centre is also easily accessible, offering a wide range of shops, restaurants and bars, including The Chimes and The Pavilions shopping centres. Hillingdon Station is nearby, providing Metropolitan and Piccadilly line services into Central London and beyond.



Holm Grove, Uxbridge, UB10

Approximate Area = 1628 sq ft / 151.3 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 1777 sq ft / 165.1 sq m
For identification only - Not to scale

Ground Floor

Garden
11.96 x 9.88
39'3 x 32'5

Conservatory
3.35 max x
3.16 max
11'0 x 10'4

Kitchen
4.70 x 3.33
15'5 x 10'11

Reception Room
4.88 max x
3.73 max
16'0 x 12'3

Utility

Up

Dining Room
3.54 max x
3.39 max
11'7 x 11'1

Garage
5.35 x 2.51
17'7 x 8'3

9.88 x 9.65
32'5 x 31'8

First Floor

Bedroom
3.73 x 3.68
12'3 x 12'1

Bedroom
3.72 max x
3.45 max
12'2 x 11'4

Bedroom
4.96 max x
3.68 max
16'3 x 12'1

Bedroom
3.47 x 3.16
11'5 x 10'4

Down

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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A map snippet from Google Maps showing the area around St Helens College Lower School. A green pin is placed on Sweett Ln. Other labels include Hercies Rd, Stepping Stones Academy Childcare, Victoria Ave, Ryefield Ave, St Helens College Lower School, Hillingdon Court Park, Long Ln, Windsor Ave, and Oak Farm Primary School. The Google logo is in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	71	77	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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