LAKIN & CO

5 Bedroom House - Detached | 2 Bathroom | 2 Reception

Hercies Road, Hillingdon UB10 9NB

Guide Price £800,000

- A FIVE Bedroom Detached Home
- TWO Bathrooms
- No Onward Chain
- Detached Garage
- 130ft Rear Garden
- TWO Reception Rooms
- Potential Development (STPP)
- Close To Tube Station
- Carriage Driveway
- EPC Rating E

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
sales@lakinandco.com | lettings@lakinandco.com | www.lakinandco.com

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Guide Price £800,000

A spacious and versatile FIVE-bedroom detached chalet-style bungalow, positioned on one of Hillingdon's most desirable roads, just a short walk from Hillingdon Tube Station. This charming 1930s family home is offered to the market with no onward chain and presents an excellent opportunity to extend or modernise further (subject to planning permission).

The property offers generous accommodation throughout, comprising a welcoming entrance hallway, two bright and well-proportioned reception rooms, a modern fitted kitchen, three double bedrooms and two bathrooms on the ground floor. The first floor provides a small landing area leading to two additional double bedrooms, both with eaves storage.

To the front, the property benefits from a carriage driveway providing ample off-street parking and a well-kept garden. The rear boasts a substantial 130ft mature garden, mainly laid to lawn with a patio area and access to an 18ft detached garage.

Hercies Road is a highly regarded residential location in North Hillingdon, within easy reach of excellent local schools including St Bernadette, Vyners, Oak Farm and St Helen's College. Nearby leisure facilities include Hillingdon Golf and Cricket Club, Court Park with its tennis and bowls clubs, and the modern Hillingdon Leisure Centre. Uxbridge Town Centre is just a short drive away, offering a wide range of shops, restaurants and bars, while the A40/M40 provides easy access to Central London and the Home Counties.

Viewings are strictly by appointment only.

Price: Guide Price £800,000
Tenure: Freehold
Local authority: Hillingdon
Council tax band: F

Broadband type: Upto: Ultrafast 1800 Mbps d/l - 1000 Mbps u/l

Mobile Coverage:
EE| Good outdoor and in-home
Three| Good outdoor, variable in-home
O2| Good outdoor
Vodafone| Good outdoor, variable in-home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer.

Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom.

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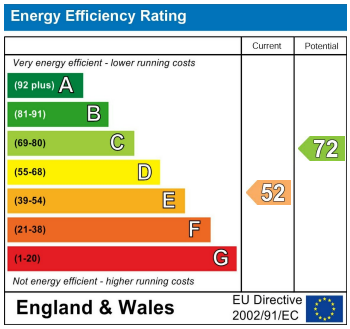

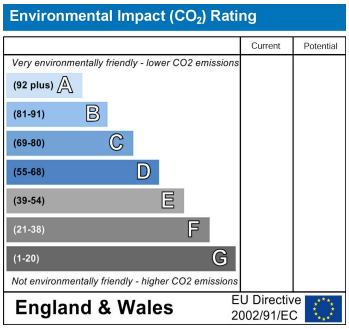

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Hercies Road, Uxbridge, UB10

Approximate Area = 1671 sq ft / 155.2 sq m
Limited Use Area(s) = 78 sq ft / 7.2 sq m
Garage = 274 sq ft / 25.4 sq m
Outbuilding = 81 sq ft / 7.5 sq m
Total = 2104 sq ft / 195.3 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Lakin & Co. REF: 1365329

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas,measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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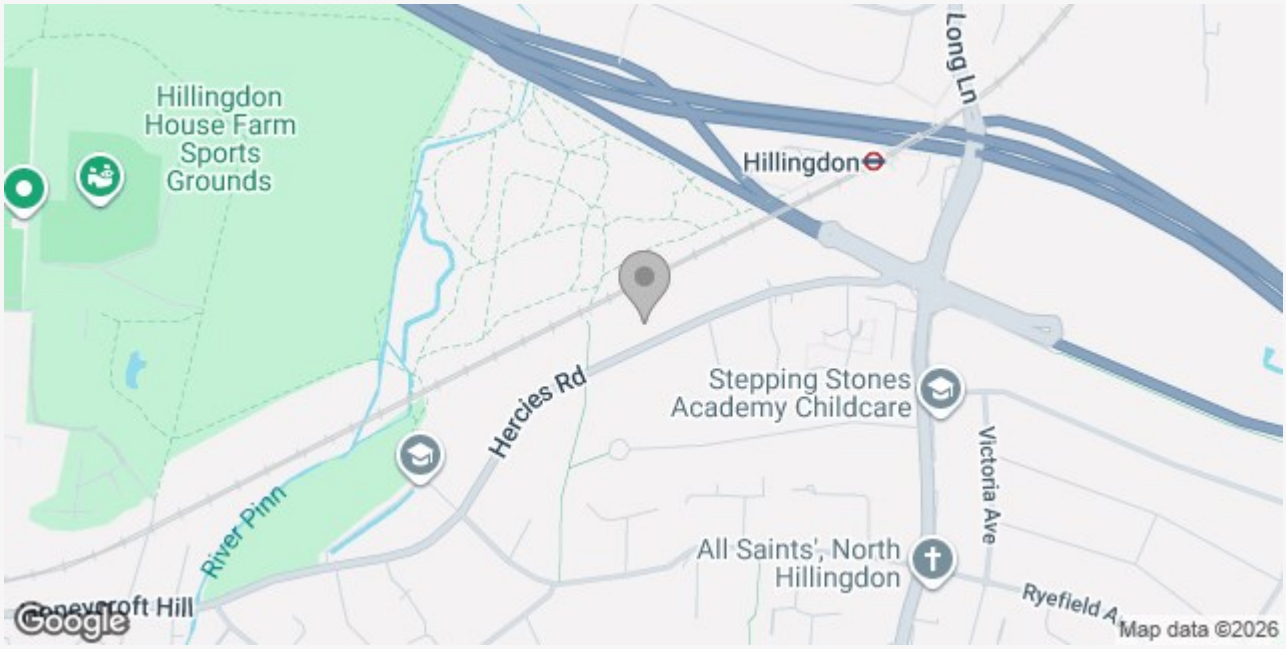

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LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.

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