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

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£950,000

- 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

Bathroom

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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 of the area around Uxbridge, showing the location of Going2Pass Driving School in Uxbridge. The map includes labels for Hercies Rd, Ryefield Ave, Long Ln, Windsor Ave, Hillingdon Court Park, St Helens College Lower School, and Oak Farm Primary School. A green pin marks the location of the driving school on Swetfoot Ln.

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			
		71	77

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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