

ALLDAY  
& MILLER



Tudor Way, Hillingdon, UB10 9AB  
£835,000

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**£835,000**

- Three Bedroom Detached Home
- Extended Open Plan Kitchen Diner
- Off Street Parking to Front For Ample Cars
- Stunning Private Garden Perfect for Entertaining
- Short Walk To Hillingdon Station
- Garage Via Own Driveway
- Cul De Sac
- 1229 Sq Ft 114.2 Sq M
- One of North Hillingdons Premier Roads

## Description

Spanning an impressive 1,229 square feet, the property boasts a bright and airy reception room that welcomes you upon entry, creating an inviting atmosphere, a fitted kitchen which flows into the dining area and a convenient downstairs bathroom, enhancing the practicality of the home.

Ascending to the first floor, you will find three bedrooms, each providing a peaceful retreat, alongside a family bathroom.

Externally, the property is complemented by a front drive, providing ample parking space. The rear garden is a true highlight, beautifully presented and mainly laid to lawn, offering the perfect outdoor space for dining and entertainment.

## Situation

Tudor Way is a sought after, tree lined, residential road in North Hillingdon. There are local shops, bus links and a number of well regarded schools in close proximity including St Helens private school, St Bernadettes, Oak Farm and Vyners Senior School along with a number of recreational facilities nearby including Hillingdon Golf and Cricket Club and Court Park. Uxbridge Town centre with its variety of shops, restaurants and bars is located under a mile away while for the commuter the A40/M40 is a short drive away and Hillingdon tube station with its direct links to London is within walking distance.



**Tudor Way, Uxbridge, UB10**  
Approximate Area = 1229 sq ft / 114.2 sq m  
Garage & Utility = 214 sq ft / 19.9 sq m  
Store = 46 sq ft / 4.3 sq m  
Shed = 95 sq ft / 8.8 sq m  
Total = 1584 sq ft / 147.2 sq m  
For identification only - Not to scale

Ground Floor

Shed  
3.59 x 2.43  
119 x 80

Store  
2.30 x 1.83  
77 x 60

Utility  
2.80 x 2.09  
92 x 6'10"

Garage  
4.67 x 2.78  
154 x 9'1"

Dining Room  
4.98 x 3.40  
164 x 11'2"

Kitchen  
3.97 max x  
3.13 max  
130 x 10'3"

Reception Room  
4.63 max x  
3.93 max  
152 x 12'11"

Garden  
26.25 x 10.84  
86'1 x 35'7"

Up

10.84 x 8.24  
35'7 x 27'0"

First Floor

Bedroom  
2.63 max x  
2.46 max  
8'8 x 8'1"

Bedroom  
3.65 max x  
2.83 max  
12'0 x 9'3"

Bedroom  
4.56 max x  
4.33 min  
15'0 x 14'2"

Down

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.

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| Energy Efficiency Rating                                                                                                                                                                                                                                                       |  | Current | Potential |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p>Very energy efficient - lower running costs</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>Not energy efficient - higher running costs</p> |  | 65      | 78        |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                          |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                       |  | Current | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</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>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |  |         |           |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                |  |         |           |

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