









Mellow Lane West, Hillingdon, UB10 0QU

£835,000

- Five Double Bedrooms
- Extended Kitchen/Breakfast Room
- Large Rear Garden
- Well Regarded Schools Close By
- Good Transport Links

- Three Bathrooms
- Garage
- Detached
- Off Street Parking For At Least 4 Cars
- Walking Distance to The Uxbridge Road

## **Description**

This well presented detached home brought to the market comprises of a bright and airy reception room, two bedrooms, two downstairs bathrooms, a modern fitted kitchen/dining room completes this floor.

The first floor enjoys three generously sized bedrooms and a family bathroom.

The front driveway provides off street parking for at least four cars. To the rear is a private garden is approx. 90ft with a patio and lawn area along with the garage.

### **Situation**

Mellow Lane West is a quiet residential road which is positioned close to farmland yet conveniently located just of the Uxbridge Road offering easy access to a number off amenities including schools, numerous local shops including Marks & Spencer and bus/road links. The M4/A40/M40 road links to London and the Home Counties and Uxbridge Town Centre with its vast array of shops, restaurants, bars and Metropolitan/Piccadilly line train station are approximately just over a mile away.



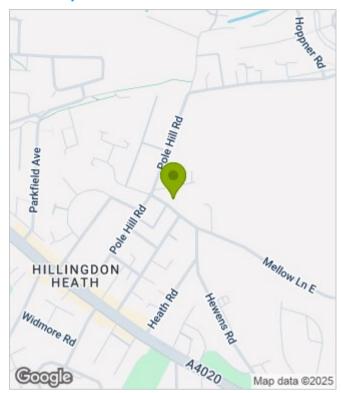




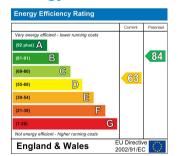
#### Floor Plans

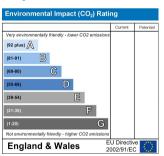
# Mellow Lane West UB10 Approximate Gross Internal Floor Area = 138.2 sq m / 1488 sq ft Bedroom 3.51 x 3.05 Kitchen/ 11'6 x 10'0 Dining Room 6.78 x 3.35 22'3 x 11'0 Bedroom 3.20 x 2.46 10'6 x 8'1 Bedroom Garage 4.17 x 3.23 Bedroom Bedroom Reception Room 13'8 x 10'7 4.17 x 3.56 4.72 x 3.25 4.75 x 3.51 13'8 x 11'8 15'6 x 10'8 15'7 x 11'6 Garage Ground Floor First Floor Illustration for identification purposes only, measurements are approximate, not to scale.

### **Area Map**



## **Energy Performance Graph**





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