



- LARGE PLOT
- POTENTIAL TO EXTEND STPP
- SOUTH FACING
- MULTIPLE PARKING

29 Sweetcroft Lane, North Hillingdon, UB10 9LE

Offers Over £1,000,000

A stunning four bedroom detached family home situated on a large south facing plot offering huge scope to extend or redevelop subject to the usual consents.





## Property Description

### THE LOCATION

Sweetcroft Lane is a premier residential road within close proximity of highly regarded schools, and within easy reach of Hillingdon station that provides Metropolitan and Piccadilly line services to London. Uxbridge town centre is also close by with its vast array of leisure, transport and shopping facilities. For the motorist the A40/M40 is a short drive away giving access to London and the M25. Highly acclaimed local schools to include; St Helen's, St Bernadette's, ACS International and Bishopshalt are close by.

### THE PROPERTY

The entrance porch leads to the entrance hallway with stairs to the first floor and doors to a 24ft reception room, 16ft dining room which leads to the office/reception three, and an open plan kitchen dining room with doors to the garden. To the first floor there is the landing with doors to a family bathroom, four bedrooms with an en-suite bathroom to the master bedroom. In our opinion this impressive family home offers huge scope to extend/redevelop subject to the usual consents. Benefits include double glazing and gas central heating.

### OUTSIDE

The property is approached via a large driveway offering multiple parking and access to two separate garages and the rear of property. To the rear there is beautiful sunny aspect landscaped garden which is mainly laid to lawn with a patio, shrub borders, shed and summer house. In our opinion this generous plot offers ample scope to extend and redevelop subject to the usual consents.

### DETAILS OF SALE

Freehold  
Hillingdon Borough  
Sole agent  
No chain



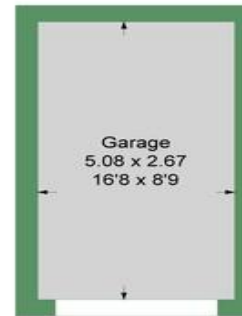






## Sweetcroft Lane UB10

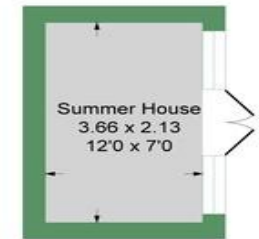
Approximate Gross Internal Floor Area = 204.2 sq m / 2199 sq ft



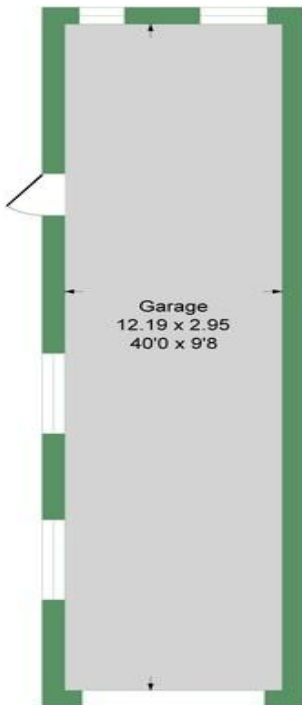
Garage  
Approximate Floor Area  
145.83 sq.ft  
(13.54 sq.m)



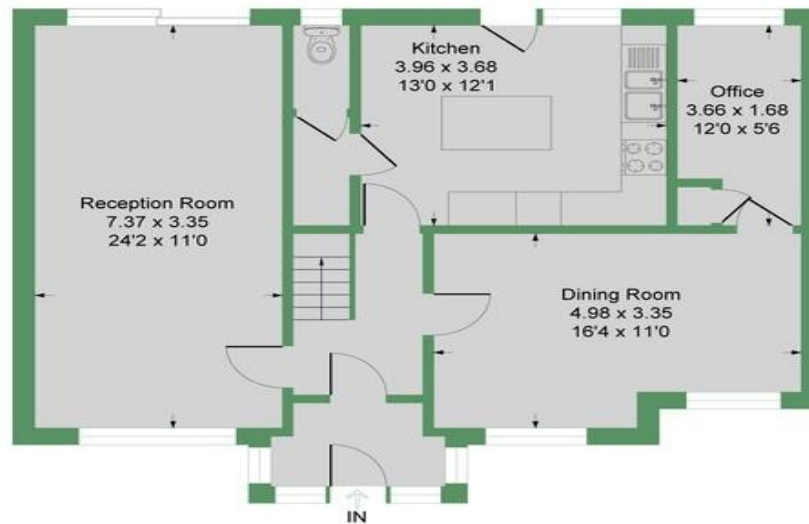
Outbuilding  
Approximate Floor Area  
85.55 sq.ft  
(7.94 sq.m)



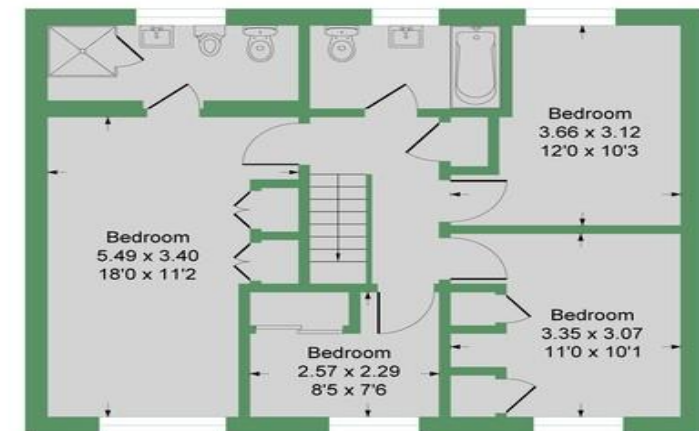
Outbuilding  
Approximate Floor Area  
84.00 sq.ft  
(7.80 sq.m)



Garage  
Approximate Floor Area  
386.66 sq.ft  
(35.92 sq.m)



Ground Floor  
Approximate Floor Area  
834.98 sq.ft  
(77.57 sq.m)



First Floor  
Approximate Floor Area  
661.91 sq.ft  
(61.49 sq.m)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.