

# Vine Lane

Hillingdon Village • Middlesex • UB10 0AY  
Offers In Excess Of: £735,000



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# Vine Lane

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A fabulous three-bedroom "Warren" built semi-detached house that has been extended creating a spacious and flexible family home on one of Hillingdon's most sought-after roads and is within walking distance to Bishopshalt Secondary School. The ground floor of the property comprises a generous hallway with doors leading into the separate 13ft living room, 12ft dining room, 15ft kitchen/breakfast room, 11ft study/fourth bedroom, and downstairs W/C. To the first floor, there is a landing that leads into the 13ft master bedroom, 12ft second bedroom, 8ft third bedroom, and family bathroom. Outside there is off-street parking and a private rear garden.

Three bedroom house

Semi-detached

Extended

Sought after location

13ft living room

12ft dining room

15ft kitchen/breakfast room

13ft master bedroom

Private rear garden

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Directions

From leaving our office on Hillingdon Hill proceed left and take the first turning on your left into Vine Lane.

### Situation

Vine Lane is a much sought after, tree lined, residential road in Hillingdon Village offering easy access to local shops, sought after schools including Bishopshalt and Swakeleys School for Girls and numerous recreational facilities such as Hillingdon Golf and Cricket Club, Court Park and the fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is a short distance away along with the A40/M40/M4 and M25 giving access to London and the Home Counties along with Heathrow Airport.

### Description

A rare opportunity to purchase a three/four bedroom semi-detached house that was built by "Warren" who are renowned for their solid family homes and period features including high ceilings and parquet flooring. The property has been extended creating both a spacious and flexible family home. To the ground floor the property benefits from a generous hallway with doors leading into the separate 13ft living room, 12ft dining room, 15ft kitchen/breakfast room, 11ft fourth bedroom/office, and downstairs W/C. On the first floor, there is a landing that leads into the 13ft master bedroom, 12ft second bedroom, 8ft third bedroom, and family bathroom.

### Outside

To the front of the property, there is a paved driveway creating off-street parking while to the borders are a variety of evergreen shrubs. To the rear is a generous, west-facing garden with a patio across the rear of the property which leads on to a large lawned area. There is a paved pathway leading to the rear of the garden where you have a seating area, two storage sheds, and a pond surrounded by a variety of shrubs, plants, and high hedging for a sense of seclusion.



### Schools:

Bishopshalt School 0.4 miles  
John Locke Academy 0.5 miles  
St Bernadette Catholic Primary School 0.5 miles



### Train:

Uxbridge Station 0.9 miles  
Hillingdon Station 1.1 miles  
Ickenham Station 1.7 miles



### Car:

M4, A40, M25, M40



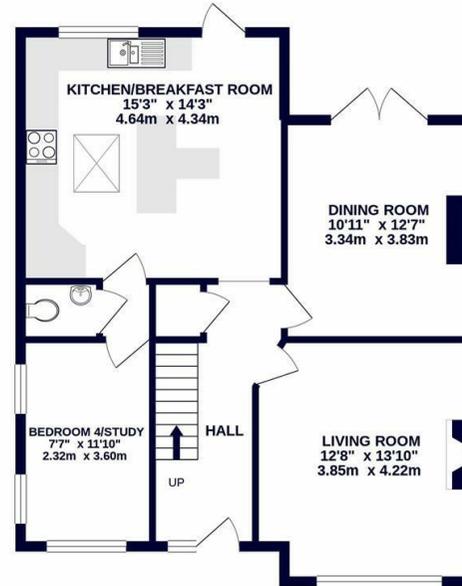
### Council Tax Band:

E

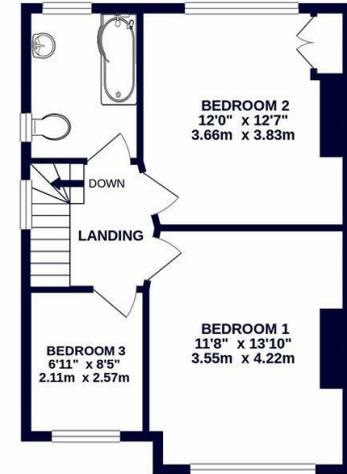
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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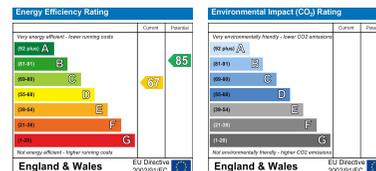


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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.

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