

Long Lane

Hillingdon • Middlesex • UB10 9PE
Offers In Excess Of: £725,000



coopers
est 1986

Long Lane

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A three bedroom detached house offering the opportunity to extend and modernise situated on Long Lane, one of Hillingdon's most sought after locations for the modern family, offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded local schools. The property benefits from a porch, spacious hallway, 17ft living room which opens up onto the 10ft dining room, 12ft kitchen and W/C. To the first floor there is 13ft main bedroom with fitted wardrobes, 11ft second bedroom, 7ft third bedroom and family bathroom with separate W/C. Outside there is off street parking, private rear garden and 17ft garage.

Three bedroom house

Detached

Sought after location

No onward chain

17ft living room

12ft kitchen

13ft master bedroom

Private rear garden

17ft garage

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.





Property

A three bedroom detached house that offers the potential to both extend and modernise creating a fantastic family home on a sought after road in Hillingdon within walking distance of a variety of amenities including Hillingdon Metropolitan/Piccadilly line tube station. The property benefits from a porch, spacious hallway, 17ft living room which opens up onto the 10ft dining room, 12ft kitchen and W/C. To the first floor there is 13ft main bedroom with fitted wardrobes, 11ft second bedroom, 7ft third bedroom and family bathroom with separate W/C.

Outside

The front of the property benefits from its own driveway leading to the 17ft garage, whilst the private rear garden is a mainly laid to lawn with a patio area stretching across the back of the house.

Location

Long Lane is one of Hillingdon's most sought after locations for the modern family, offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded local schools including St Bernadettes, Oak Farm and Bishopshalt senior school. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre with its multitude of shopping facilities, bars and restaurants.



Schools:

Oak Farm Infant School 0.2 miles
St Bernadette Catholic Primary School 0.4 miles
Swakeleys School for Girls 0.6 miles



Train:

Hillingdon Station 0.5 miles
Ickenham Station 1.2 miles
Uxbridge Station 1.2 miles



Car:

M4, A40, M25, M40



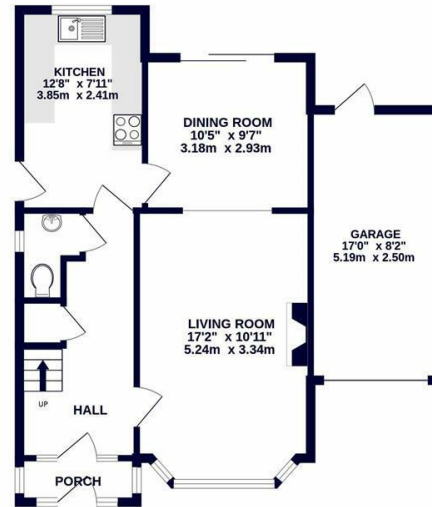
Council Tax Band:

F

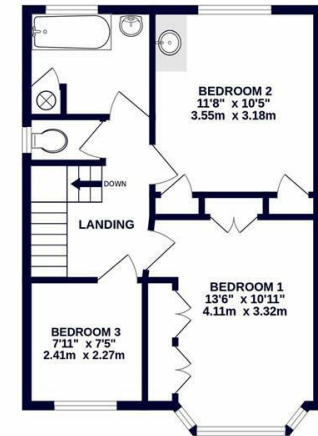
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.2 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Decent energy efficiency - higher running costs	D		
Less energy efficient - higher running costs	E		
Less energy efficient - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		03/07/2022	01/10/2022

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.