

Royal Lane

Hillingdon Village • Middlesex • UB8 3QP
Guide Price: £1,180,000



coopers
est 1986

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A spectacular six bedroom detached house situated on the corner of Royal Lane which is undoubtedly one of Hillingdon Villages grandest homes in the heart of Hillingdon Village with easy access to local amenities such as its local shops, church, Village pub, golf course and the highly renowned Bishopshalt Senior School. The ground floor of the property comprises large entrance hallway with stairs leading down to the basement level whilst also allow access to the 29ft double reception room, 13ft living room, 13ft dining room, 13ft kitchen, shower room. To the first floor there is a 15ft master bedroom, 15ft second bedroom with fitted wardrobes, 13ft third bedroom, 10ft fourth bedroom and family bathroom. To the second floor there is a 13ft fifth bedroom and 13ft sixth bedroom. Outside there is front and rear gardens along with off street parking and 38ft double garage.

Six bedroom house

Detached

One of Hillingdon Villages grandest homes

Periodic features

Basement level

29ft double reception room

15ft master bedroom

38ft double garage

Private front and 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.





Property

Unquestionably one of Hillingdon Villages grandest homes; it is a landmark property unparalleled in grace, style and periodic features. This detached family home was built in 1874, measures in excess of 3000sq ft and is positioned on a large corner plot just a stroll from all of Hillingdon Village' conveniences. This six bedroom, double fronted family home offers generously proportioned rooms throughout with a wide range of layouts, high ceilings with many other original features and a unique basement level. The ground floor of the property comprises large entrance hallway with stairs leading down to the basement level whilst also allow access to the 29ft double reception room, 13ft living room, 13ft dining room, 13ft kitchen, shower room. To the first floor there is a 15ft master bedroom, 15ft second bedroom with fitted wardrobes, 13ft third bedroom, 10ft fourth bedroom and family bathroom. Tho the second floor there is a 13ft fifth bedroom and 13ft sixth bedroom.

Outside

Overlooking the heart of Hillingdon Village the front of the property offers a gated garden while the private rear garden is paved with a variety of shrubs along the borders and brick built utility room. There is rear access creating off street parking and access to the 38ft double length garage.

Location

Elm Tree Cottage is situated on the corner of Royal Lane in the heart of Hillingdon Village with its local shops, church, Village pub, golf course and the highly renowned Bishopshalt Senior School. Close by are a large range of amenities including easy access to the M4, M25 and A40/M40 with their links to London and the Home Counties, bus links, Coney Green, Brunel University, Stockley Park, Hillingdon Hospital and Uxbridge town centre with its array of shops, restaurants, bars, leisure centre and tube station (Piccadilly/Metropolitan line)



Schools:

Bishopshalt Senior School 0.1 miles
Colham Manor Primary School 0.3 miles
Hillingdon Primary School 0.8 miles



Train:

West Drayton 1.0 miles
Uxbridge 1.6 miles
Iver 2.1 miles



Car:

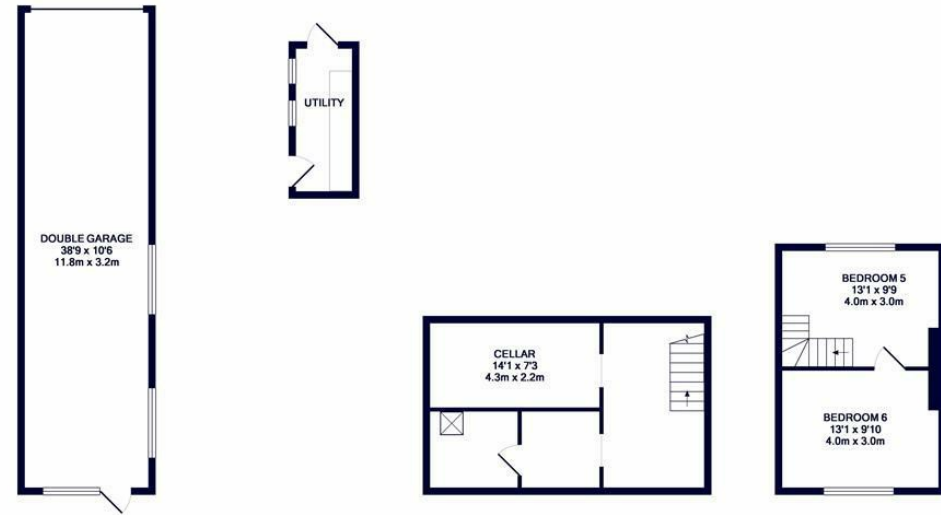
M4, A40, M25, M40



Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



OUTBUILDINGS
APPROX. FLOOR
AREA 468 SQ.FT.
(43.4 SQ.M.)

BASEMENT LEVEL
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

3RD FLOOR
APPROX. FLOOR
AREA 250 SQ.FT.
(23.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1072 SQ.FT.
(99.6 SQ.M.)

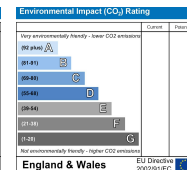
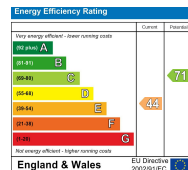
1ST FLOOR
APPROX. FLOOR
AREA 937 SQ.FT.
(84.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3007 SQ.FT. (279.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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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.