

Long Lane

Hillingdon • Middlesex • UB10 9PB
Offers In Excess Of: £750,000



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est 1986

Long Lane

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A four bedroom detached house 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, spacious hallway, 18ft living room which opens up onto the 14ft dining room, 12ft kitchen, 12ft study room and W/C. To the first floor there is 12ft main bedroom with fitted wardrobes, 11ft second bedroom, 8ft third bedroom, 11ft fourth bedroom and family bathroom. Outside there is off street parking, private rear garden and 27ft garage.

Four bedroom house

Detached

No onward chain

Sought after location

In need of modernisation

Potential to extend (S.T.P)

Great transport links

27ft double garage

Off street parking

Private rear garden

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

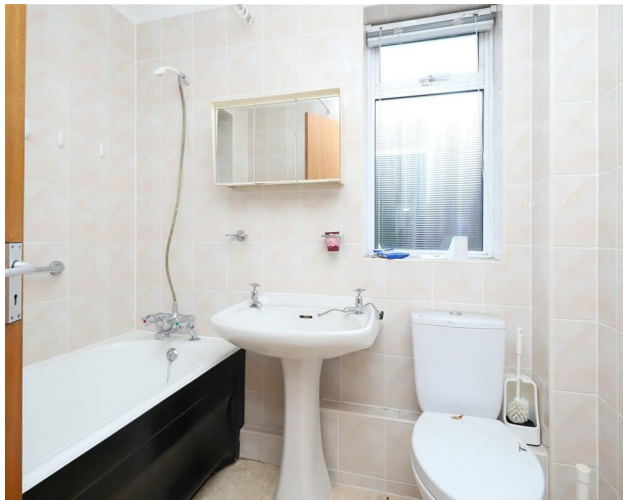
A four bedroom detached house on a sought after road in Hillingdon within walking distance of a variety of amenities including Hillingdon Metropolitan/Piccadilly line tube station. The property benefits from spacious hallway, 18ft living room which opens up onto the 14ft dining room, 12ft kitchen, 12ft study and W/C. To the first floor there is 12ft main bedroom with fitted wardrobes, 11ft second bedroom, 8ft third bedroom, 11ft fourth bedroom and family bathroom.

Outside

The front of the property benefits from its own driveway leading to the 27ft 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:

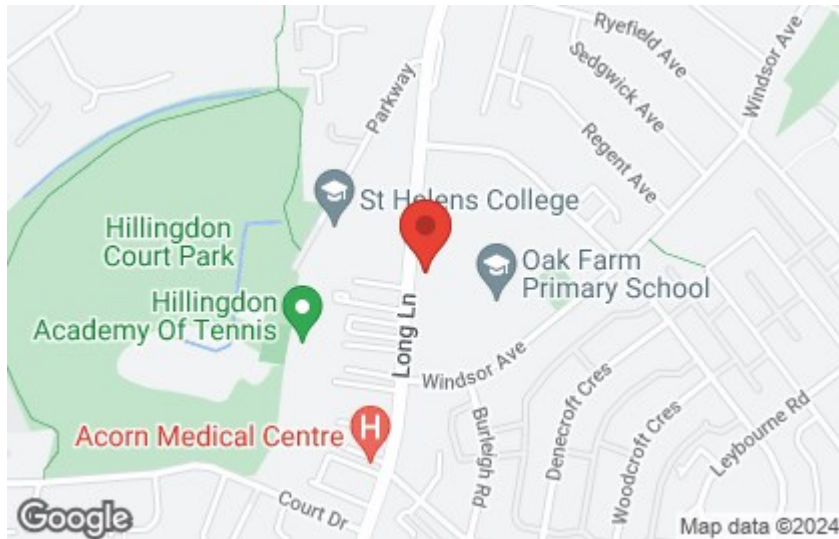
M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



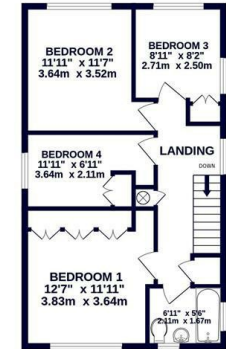
OUTBUILDING
464 sq.ft. (43.1 sq.m.) approx.



GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1729 sq.ft. (160.6 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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Least energy efficient - higher running costs
A	G
B	F
C	E
D	D
E	C
F	B
G	A
Not energy efficient - higher running costs	
England & Wales	

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.