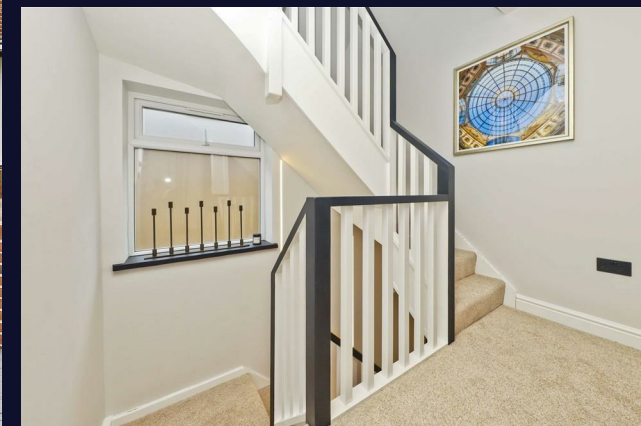


# Long Lane

Hillingdon • Middlesex • UB10 9PE

Guide Price: £1,150,000



coopers  
est 1986



# Long Lane

Hillingdon • Middlesex • UB10 9PE

A spectacular four/five bedroom detached house that has recently undergone a programme of complete re-modelling and modernisation that has resulted in a high spec, high finish, modern family homes measuring in excess of 2100 sq ft that is situated on a sought after road in Hillingdon close to a number of schools, Hillingdon tube station and local shops. You enter the property into a spacious hallway with doors leading to a ground floor W.C., 14ft front reception room and a 23ft x 22ft kitchen/living/family area with large kitchen island and bi folding doors onto the rear garden. To the first floor there is a 13ft second bedroom with dressing room and ensuite shower room along with two further 13ft bedrooms a 7ft fifth bedroom/study and beautiful family bathroom. To the second floor is the 30ft main bedroom suite with ensuite bathroom and potential to create a dressing room. Outside there is off street parking and a generous, landscaped, south east facing garden.

Four/five bedroom house

Detached

Modernised and refurbished throughout

Spectacular 23ft kitchen/dining/family room

Three luxury bathrooms

30ft main bedroom with ensuite

13ft second bedroom with dressing room and ensuite

Utility utility room

Off street parking

South east facing landscaped 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.







### **Situation**

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.

### **Description**

A spectacular four/five bedroom detached house that has recently undergone a programme of complete re-modelling and modernisation that has resulted in a high spec, high finish, modern family homes measuring in excess of 2100sq ft that is situated on a sought after road in Hillingdon. You enter the property into a spacious hallway with doors leading to a ground floor W.C, 14ft front reception room and a 23ft x 22ft kitchen/living/family area with large kitchen island and bi folding doors onto the rear garden. To the first floor there is a 13ft second bedroom with dressing room and ensuite shower room along with two further 13ft bedrooms a 7ft fifth bedroom/study and beautiful family bathroom. To the second floor is the 30ft main bedroom suite with ensuite bathroom and potential to create a dressing room.

### **Outside**

The front of the property has been block paved creating off street parking for numerous cars with access to the rear from both side. The landscaped, south east facing rear garden benefits from a large patio area across the rear of the house that leads onto the artificial lawned area. The garden is fully enclosed with new fencing and along with raised flower beds along the borders.



### 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:

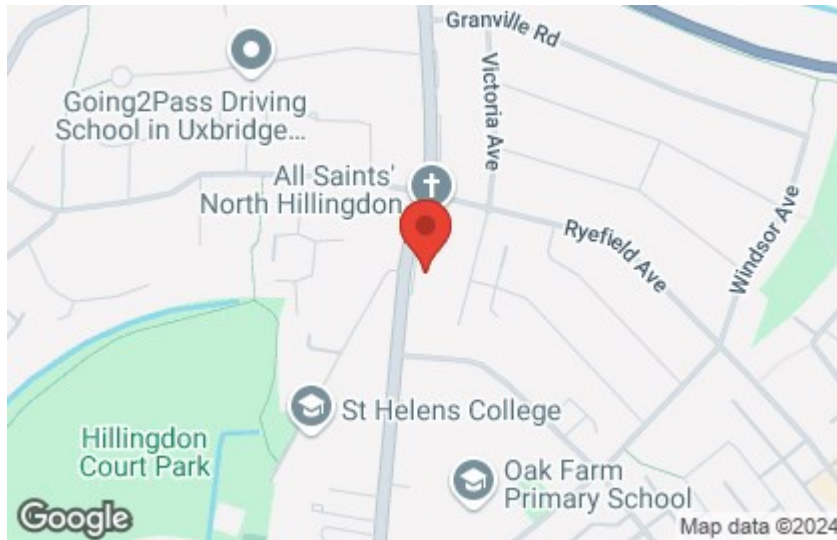
M4, A40, M25, M40



### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



2ND FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



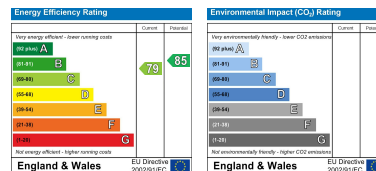
TOTAL FLOOR AREA: 2177 sq.ft. (202.2 sq.m.) approx.

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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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.