

Vine Lane

Hillingdon • Middlesex • UB10 0BE
Offers In Excess Of: £750,000



coopers
est 1986

Vine Lane

Hillingdon • Middlesex • UB10 0BE

An extended three bedroom detached house that is situated on one of Hillingdon's most sought after road that offers generously proportioned rooms and pristine, modern finishes with versatile living space throughout. Accommodation to the ground floor boasts an entrance hall, 13ft lounge opening on to a 13ft dining room, 19ft kitchen/breakfast room and downstairs W.C. To the first floor there is a 13ft master bedroom with fitted wardrobes, 13ft second bedroom, 8ft third bedroom and luxury family bathroom. Outside the front of the property has been block-paved providing off street parking. The rear garden benefits from a patio area that leads onto an artificial lawn.

Three bedroom house

Detached

Sought after location in North Hillingdon

Extended

Ground floor W.C

26ft living / dining room

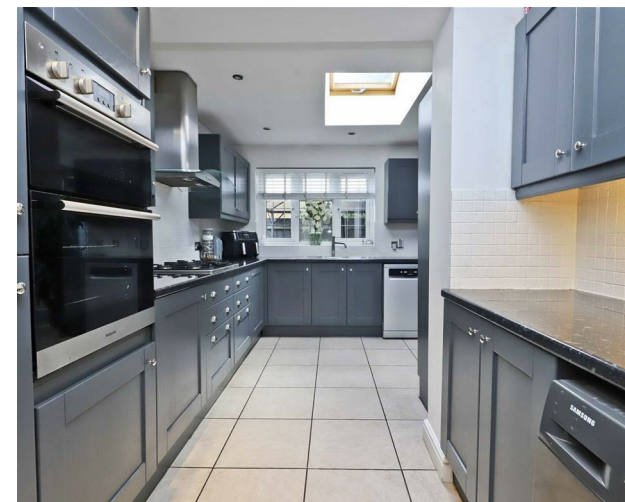
19ft x 18ft kitchen

Luxury bathroom

Off street parking

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.





Situation

Vine Lane is a sought after, tree lined, residential road in North Hillingdon. There are well regarded schools in close proximity including Bishopshalt senior school and a number of recreational facilities also nearby 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.

Property

An extended three bedroom detached house that is situated on one of Hillingdon's most sought after road that offers generously proportioned rooms and pristine, modern finishes with versatile living space throughout. Accommodation to the ground floor boasts an entrance hall, 13ft lounge opening on to a 13ft dining room, 19ft kitchen/breakfast room and downstairs W.C. To the first floor there is a 13ft master bedroom with fitted wardrobes, 13ft second bedroom, 8ft third bedroom and luxury family bathroom.

Outside

The front of the property has been block-paved providing off street parking. The rear garden benefits from a patio area that leads onto an artificial lawn.



Schools:

ACS Hillingdon International School 0.2 miles
John Locke Academy 0.3 miles
Bishopshalt Senior School 0.4 miles



Train:

Hillingdon Station 0.6 miles
Uxbridge Station 0.7 miles
Ickenham Station 1.3 miles



Car:

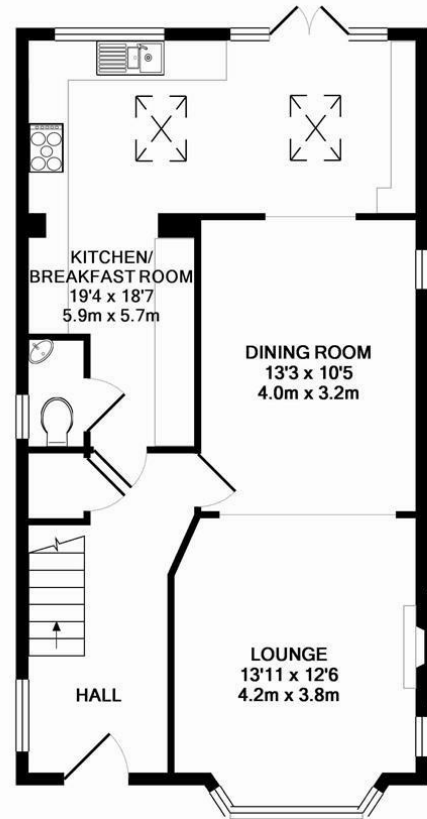
M4, A40, M25, M40



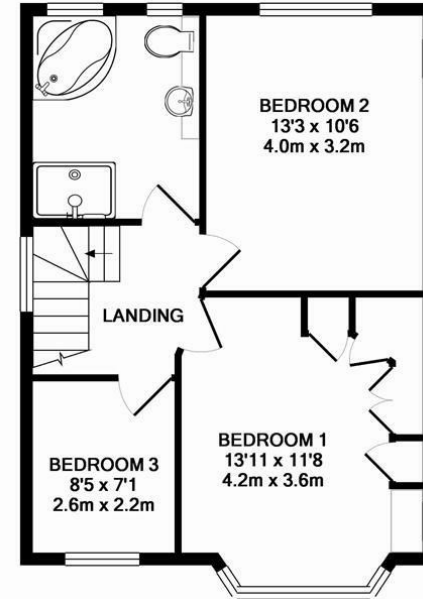
Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
APPROX. FLOOR
AREA 660 SQ.FT.
(61.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1151 SQ.FT. (106.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2015

01895 230 103

109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk

coopers
est 1986

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Extremely energy inefficient - very high running costs	G		

England & Wales
EPC Directive
2002/91/EC

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.