

Grove Lane

Hillingdon • Middlesex • UB8 3RG

Guide Price: £750,000



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est 1986

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A four bedroom detached house situated on a sought after residential road and offered to the market with no onward chain. The property briefly comprises an entrance hall, 25ft lounge, a 21ft conservatory, a modern 13ft kitchen and a 12ft bedroom with an en-suite bathroom. To the first floor there is a 16ft main bedroom with an en suite shower room and fitted wardrobes, a 10ft second bedroom, 10ft fourth bedroom and a family bathroom.

Four bedroom house

Detached

Three bathrooms

Spacious Lounge

Modern fitted kitchen

Conservatory

Outbuilding

Off street parking

- Walking distance to Hillingdon Hospital and local amenities

Great transport links

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 chalet bungalow located on a sought after residential road in Hillingdon. The ground floor comprises an entrance hall leading to a spacious 25ft lounge, a 21ft conservatory, a modern 13ft kitchen and a 12ft bedroom with an en-suite bathroom. To the first floor there is a 16ft main bedroom with an en suite shower room and fitted wardrobes, a 10ft second bedroom, 10ft fourth bedroom and a family bathroom.

Location

Grove Lane is a quiet residential road situated just a short walk from Hillingdon Hospital, Bishopshalt Senior School, Brunel University, and Hillingdon Village, with nearby bus and road links providing easy access to the M4, M25, and Uxbridge town centre's shops, restaurants, bars, and Piccadilly/Metropolitan line train station.

Outside

The front of the property has been paved creating off street parking. To the rear of the property there is a private garden that is mostly laid to lawn with a patio across the rear. There is a 12ft outbuilding at the foot of the garden and gated side access.





Schools:

Bishopshalt School 0.2 miles
 Pield Heath House RC School 0.3 miles
 Colham Manor Primary School 0.6 miles



Train:

Uxbridge Station 1.4 miles
 West Drayton Station 1.5 miles
 Hillingdon Station 1.7 miles



Car:

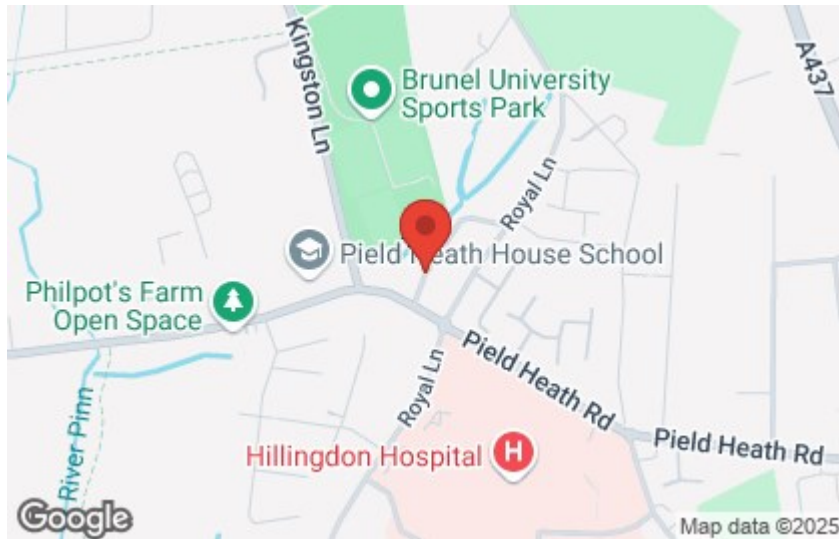
M4, A40, M25, M40



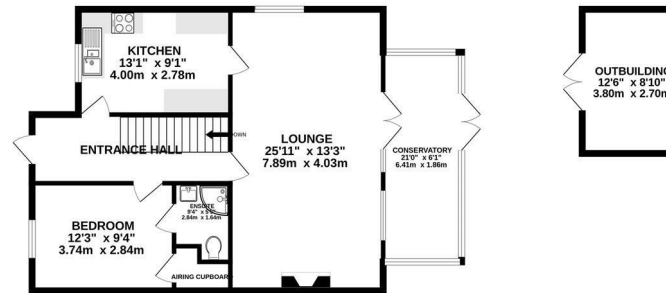
Council Tax Band:

F

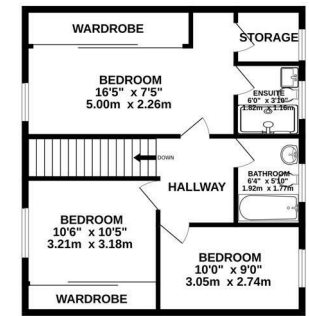
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR
 627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1558 sq.ft. (144.7 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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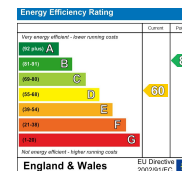
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