

Royal Lane

Hillingdon • Middlesex • UB8 3QU

Offers In Excess Of: £585,000



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This well-maintained three/ four bedroom detached chalet bungalow offers spacious accommodation and potential to extend S.T.P. The property is situated on the popular Royal Lane near Hillingdon Hospital and close to excellent schools, shops, and amenities. The ground floor features a 30ft living room, 24ft dining/utility room, 11ft kitchen, 10ft fourth bedroom, and a family bathroom, while the first floor comprises an 11ft main bedroom with fitted wardrobes, a 17ft second bedroom, an 8ft third bedroom, and a shower room. Externally, the property boasts a paved driveway for off-street parking and a low-maintenance private rear garden with a 9ft workshop.

Three/ four bedroom chalet bungalow

Detached

30ft living room

24ft dining room

No onward chain

Downstairs bathroom

15ft bedroom

9ft workshop

Private 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

A spacious detached chalet bungalow that has been well maintained by the current owners and offers a flexible layout to create the ideal family home. The ground floor comprises a 30ft living room, 24ft dining room/utility room, 11ft kitchen, 10ft fourth bedroom and family bathroom. To the first floor there is a 11ft main bedroom with fitted wardrobes, 17ft second bedroom, 8ft third bedroom and shower room.

Location

Royal lane is a popular residential road by Hillingdon hospital, just a short walk from Bishopshalt School and Brunel University. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station.

Outside

The front of the property has a paved driveway creating off street parking whilst the private rear garden is paved creating a low maintenance feel and 9ft workshop.





Schools:

Colham Manor Primary School 0.3 miles
Hillingdon Primary School 0.8 miles
Bishopshalt Senior School 0.6 miles



Train:

West Drayton 1.0 miles
Uxbridge 1.6 miles
Iver 2.1 miles



Car:

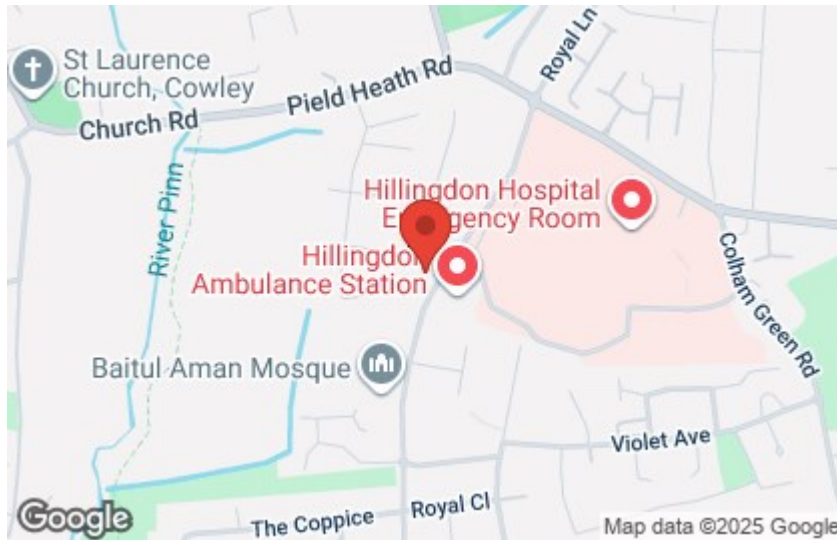
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



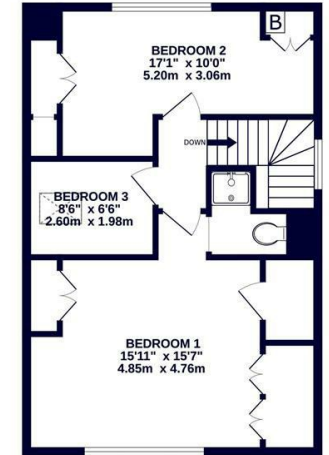
OUTBUILDING
187 sq.ft. (17.4 sq.m.) approx.



GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1705 sq.ft. (158.4 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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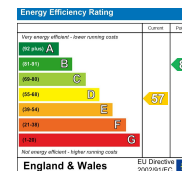
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