

# Long Lane

Hillingdon • Middlesex • UB10 9JN

Offers In Excess Of: £775,000



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# Long Lane

Hillingdon • Middlesex • UB10 9JN

A four bedroom detached home that is nestled away on Long Lane which is arguably one of Hillingdon's most sought after locations that offers the potential to extend/develop subject to the usual planning consents. You have easy 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 ground floor of the property comprises hallway with doors leading to the 16ft lounge, 10ft kitchen with a large utility area, 11ft third bedroom, 10ft fourth bedroom, family shower room and 17ft conservatory. To the first floor is the 14ft main bedroom with fitted wardrobes, 16ft second bedroom and family bathroom. Outside there is off street parking and a large private rear garden.

Four bedroom detached property

Potential to extend/develop (S.T.P)

Sought after location

16ft lounge

10ft kitchen

17ft conservatory

14ft main bedroom with fitted wardrobes

Backs onto Court Park

Off street parking

Large 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.







### 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.

### Property

A four bedroom detached house that offers versatile accommodation within a generous plot that backs directly onto Court Park that offers the potential to extend/develop subject to the usual planning consents. The property is set well back from Long Lane offering a sense of tranquillity while still being only a stones throw from a variety of local amenities. The ground floor of the property comprises hallway with doors leading to the 16ft lounge, 10ft kitchen with a large utility area, 11ft third bedroom, 10ft fourth bedroom, family shower room and 17ft conservatory. To the first floor is the 14ft main bedroom with fitted wardrobes, 16ft second bedroom and family bathroom.

### Outside

The front of the property has been shingled creating off street parking which leads onto a lawned area with a wide variety of flowers and shrubs along the border. To the rear there is a truly exceptional rear garden that has been beautifully maintained and offers a high degree of privacy. There is a patio area that leads onto the large expanse of lawn, a wide variety of plants, flowers, shrubs and trees, pond and a rear gate creating direct access into Court Park.



### 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:

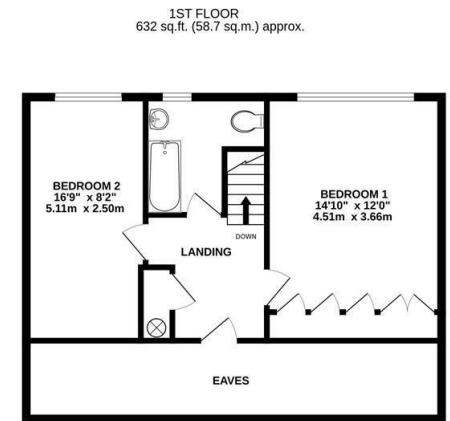
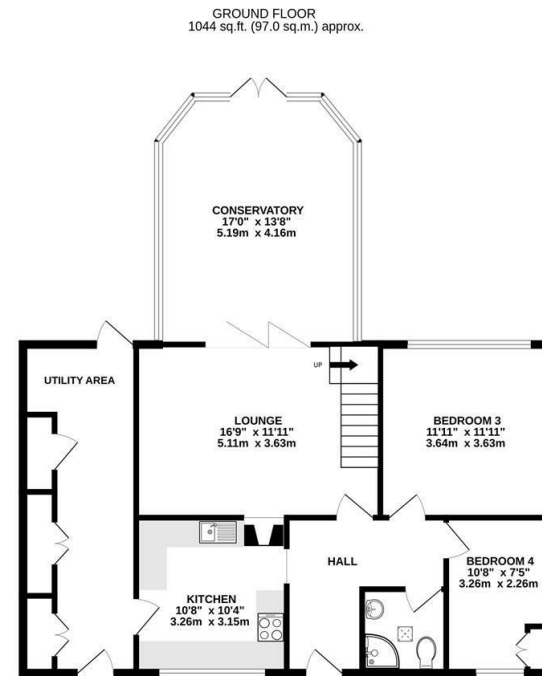
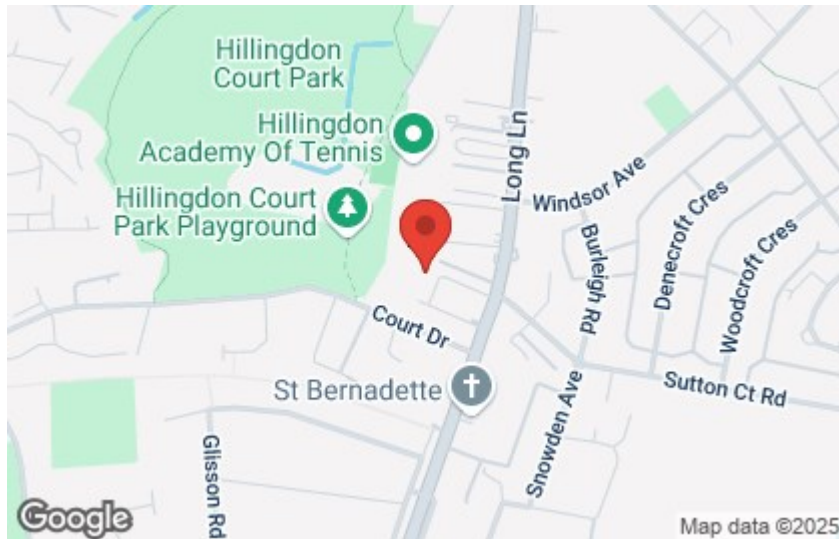
M4, A40, M25, M40



### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



**TOTAL FLOOR AREA : 1676 sq.ft. (155.7 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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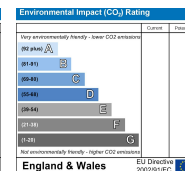
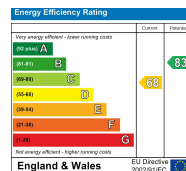
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.