

Vine Lane

Hillingdon • Middlesex • UB10 0BQ

Guide Price: £1,100,000



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A four/ five bedroom detached, four bedroom house situated on Vine Lane, a highly desirable residential road in North Hillingdon. It is within easy reach of highly-regarded schools and offers a variety of recreational facilities nearby. Uxbridge Town Centre, with its wide selection of shopping facilities, is just a short drive away. The Piccadilly/Metropolitan Line Station is also nearby, along with convenient road links to the A40, M40, M4, and M25. The property comprises 16ft kitchen, 27ft living/dining room, 12ft study, 13ft breakfast room, utility room and a W/C. The first floor comprises 17ft main bedroom with en-suite, 15ft second bedroom, 12ft third bedroom, 11ft fourth bedroom, main family bath/shower room, and an additional W/C. Outside, there is off street parking, and private rear garden

Four bedroom house

Detached

Sought after location

Potential to extend (S.T.P)

27ft living/dining room

16ft kitchen

17ft main bedroom with en-suite

15ft second bedroom with fitted wardrobes

South facing 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

This four/ five bedroom detached house, located on Vine Lane, is offered to the market with the potential for extension, subject to the usual planning consents (S.T.P.), and comes with the added benefit of no onward chain. The property comprises spacious entrance hall with doors leading to the 16ft kitchen, 27ft living/dining room, 12ft study, 13ft breakfast room, utility room and a W/C. To the first floor, you will find the 17ft main bedroom with fitted wardrobes and an en-suite shower, 15ft second bedroom with fitted wardrobes, 12ft third bedroom, 11ft fourth bedroom, the main family bath/shower room, and an additional separate W/C.

Location

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.

Outside

The front of the property has been paved creating off street parking for multiple vehicles and provides access to the garage. To the rear of the property, the private, south-facing garden has been mainly laid to lawn, with a decked patio area creating a great space for summer fun!





Schools:

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



Train:

Hillingdon Station 0.7 miles
 Uxbridge Station 0.8 miles
 Ickenham Station 1.4 miles



Car:

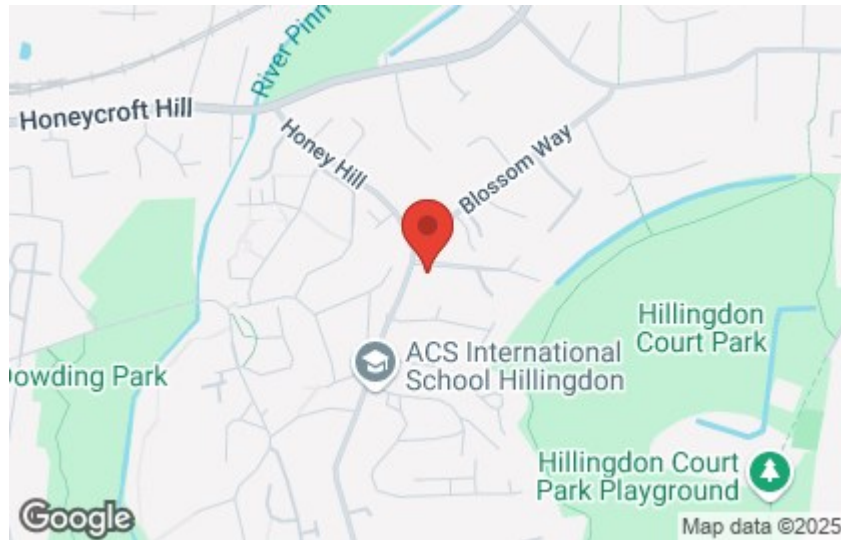
M4, A40, M25, M40



Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



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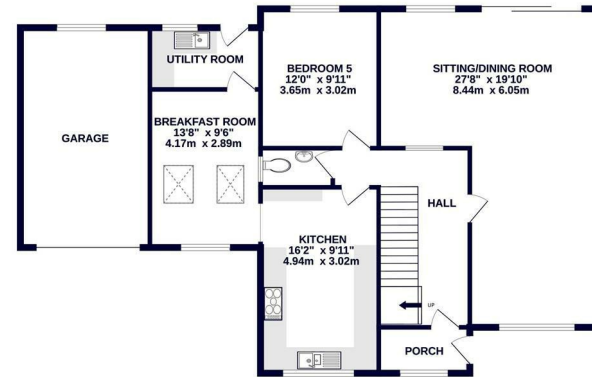
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GROUND FLOOR
 1311 sq.ft. (121.8 sq.m.) approx.



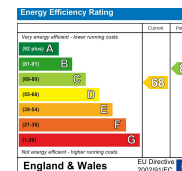
1ST FLOOR
 910 sq.ft. (84.5 sq.m.) approx.



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TOTAL FLOOR AREA : 2221 sq.ft. (206.3 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.