

# Sweetcroft Lane

Hillingdon • Middlesex • UB10 9LF

Guide Price: £899,950



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Hillingdon • Middlesex • UB10 9LF

A RARE OPPORTUNITY TO PURCHASE A PROPERTY THAT HAS PLANNING PERMISSION FOR A SUBSTANTIAL FAMILY HOME ON ONE OF HILLINGDON'S MOST SOUGHT AFTER ROADS. PLEASE CALL FOR FURTHER INFORMATION.

PLANNING PERMISSION FOR A NEW 3000SQ FT HOUSE

Prime location

Large plot

North Hillingdon

Walking distance to Hillingdon Tube Station

Three double bedrooms

18ft living room

16ft garage

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 rare opportunity to purchase a property that has planning permission to build a substantial family home on one of North Hillingdon's most sought after residential roads.

### **Location**

Sweetcroft Lane is a tree lined, residential road considered by many as the premier location in North Hillingdon. There are well regarded schools in close proximity and recreational facilities also nearby such as Hillingdon Golf and Cricket Club, 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 giving access to London and the Home Counties. Directly opposite the property is an entrance to Court Park.

### **Outside**

Outside the property there is a paved driveway creating off street parking for multiple cars whilst the large private rear garden is mainly laid to lawn.

### **N:B**

New floor plan and sizes are to be used as a general guide only. All information can be found on the Hillingdon Borough Council planning website.

It is recommended that all information is checked with a solicitor.



### Schools:

Oak Farm Infant School 0.6 miles  
 St Bernadette Catholic Primary School 0.9 miles  
 Vyners School 0.6 miles



### Train:

Hillingdon Station 0.1 miles  
 Ickenham Station 0.8 miles  
 Uxbridge Station 1.2 miles



### Car:

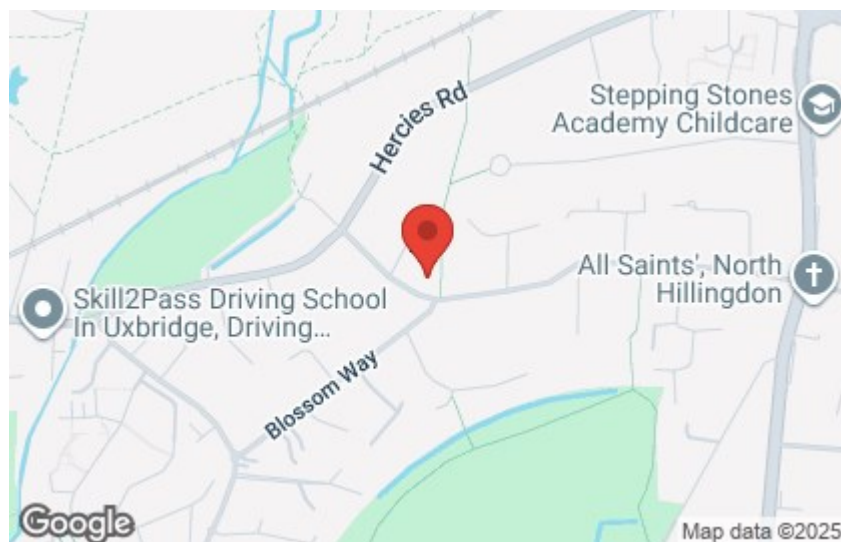
M4, A40, M25, M40



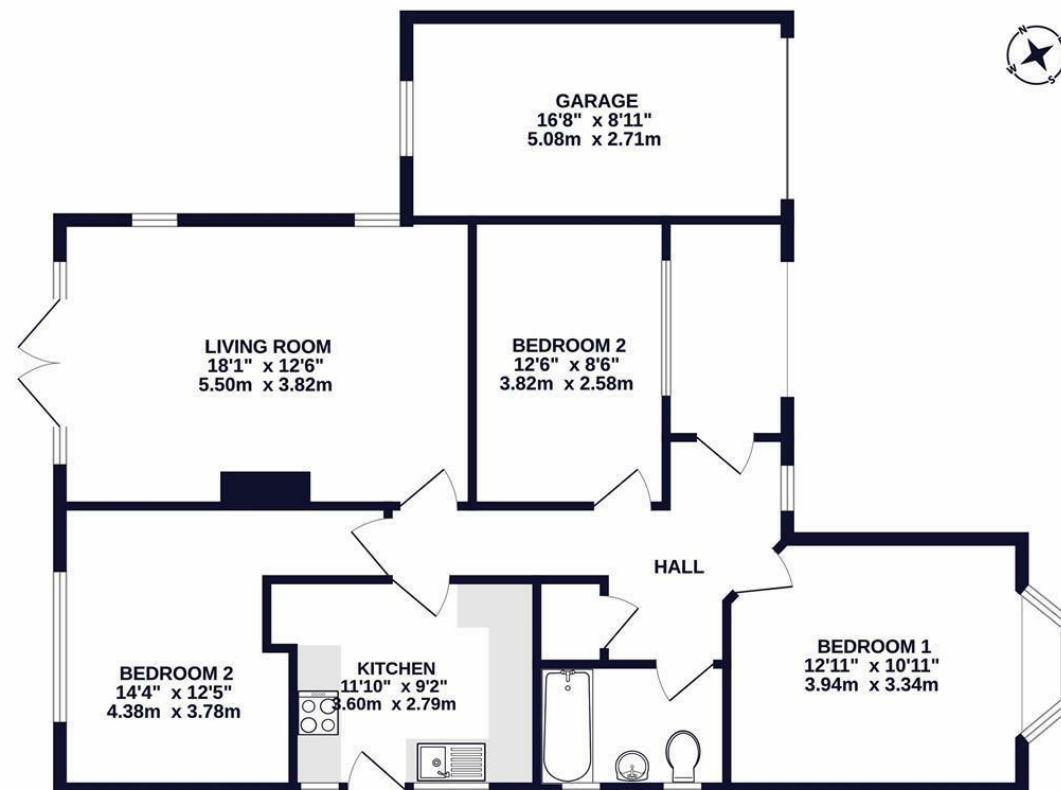
### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



## GROUND FLOOR 1058 sq.ft. (98.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1058 sq.ft. (98.3 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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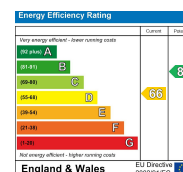
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.