

# Corwell Lane

Hillingdon • Middlesex • UB8 3DD  
Offers In Excess Of: £500,000



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# Corwell Lane

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A three bedroom, semi-detached home offering generously proportioned and spacious rooms throughout. Corwell Lane is a popular residential road situated in Hillingdon which is conveniently located near a number of highly regarded schools, shops and transport links. The ground floor of the property comprises porch, 19ft living room, 13ft dining room, 10ft kitchen, 18ft conservatory, a storage room and family bathroom. To the first floor, you will find the 19ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes, 13ft third bedroom and an additional W/C. Outside there is a paved driveway offering off street parking for multiple cars whilst the private rear garden is mainly laid to lawn.

Three bedroom house

Semi-detached

No onward chain

19ft living room

13ft dining area

10ft kitchen

18ft conservatory

19ft main bedroom with fitted wardrobes

Off street parking

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.





## Property

A three bedroom, semi-detached home that has been offered to the market with no onward chain and generously proportioned rooms throughout. The ground floor of the property comprises porch, 19ft living room, 13ft dining room, 10ft kitchen, 18ft conservatory, a storage room and family bathroom. To the first floor, you will find the 19ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes, 13ft third bedroom and an additional W/C.

## Location

Corwell Lane is a popular residential road situated in Hillingdon which is conveniently located for local shops, schools and within easy reach of Uxbridge Town Centre with its variety of shops, restaurants, bus links and Metropolitan/Piccadilly train station. Heathrow airport, Stockley Park, Brunel University, Hillingdon Hospital and the M4 with its links to London and the Home Counties are a short drive away.

## Outside

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



### Schools:

Hillingdon Primary 0.7 miles  
Bishopshalt School 1.0 miles  
Swakeleys School For Girls 1.1 miles



### Train:

West Drayton Station 1.5 miles  
Hayes and Harlington 1.6 miles  
Hillingdon Station 2.2 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



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01895 230 103

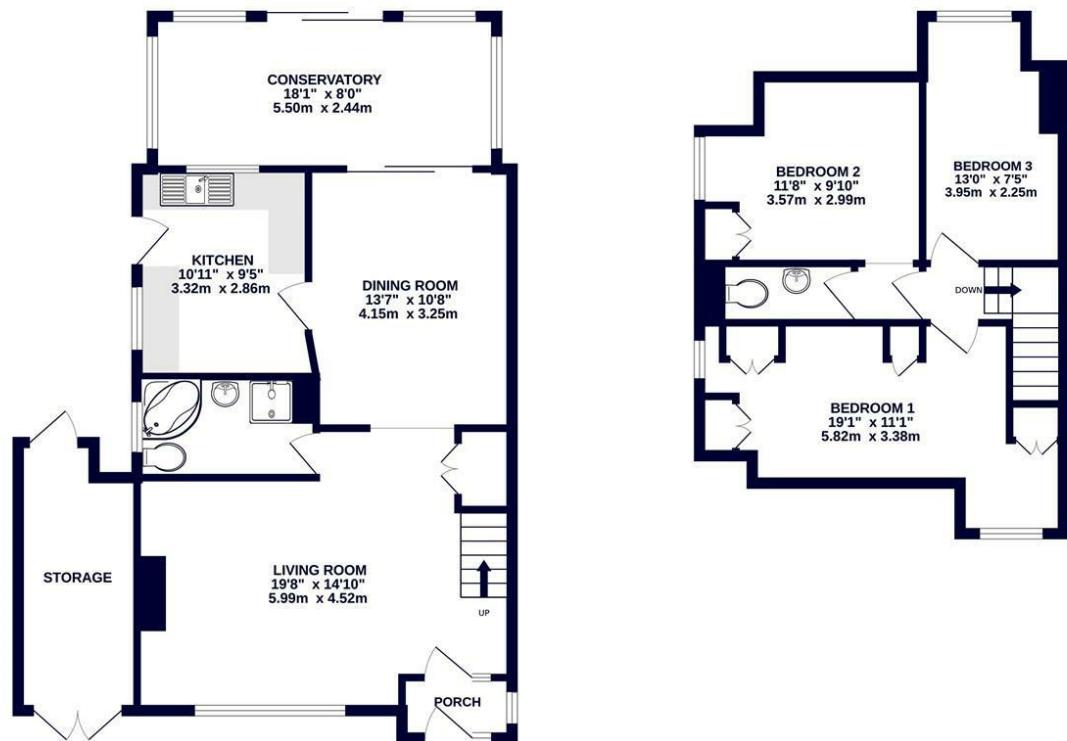
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GROUND FLOOR  
788 sq.ft. (73.2 sq.m.) approx.

1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1208 sq.ft. (112.2 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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
99-100 A	
95-98 B	
90-94 C	
85-89 D	78
80-79 E	59
75-70 F	
70-60 G	
All energy efficient - higher running costs	
EU Directive 2020/874	

England & Wales

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.