

Long Lane

Hillingdon • Middlesex • UB10 9PA

Guide Price: £369,950



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A well-proportioned first-floor, two-bedroom maisonette on Long Lane, ideal for first-time buyers. It offers easy access to local schools, shops, transport links and is a short drive from Uxbridge town centre and the Met/Piccadilly line station. The property includes a 15ft lounge, 11ft kitchen, 13ft main bedroom and 11ft second bedroom, both with fitted wardrobes, plus a family bathroom. Outside features on-street parking and a spacious private rear garden mainly laid to lawn.

Two bedroom maisonette

First floor

Sought after location

Great transport links

15ft lounge

11ft kitchen

13ft main bedroom with fitted wardrobes

Close to local amenities

On 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.

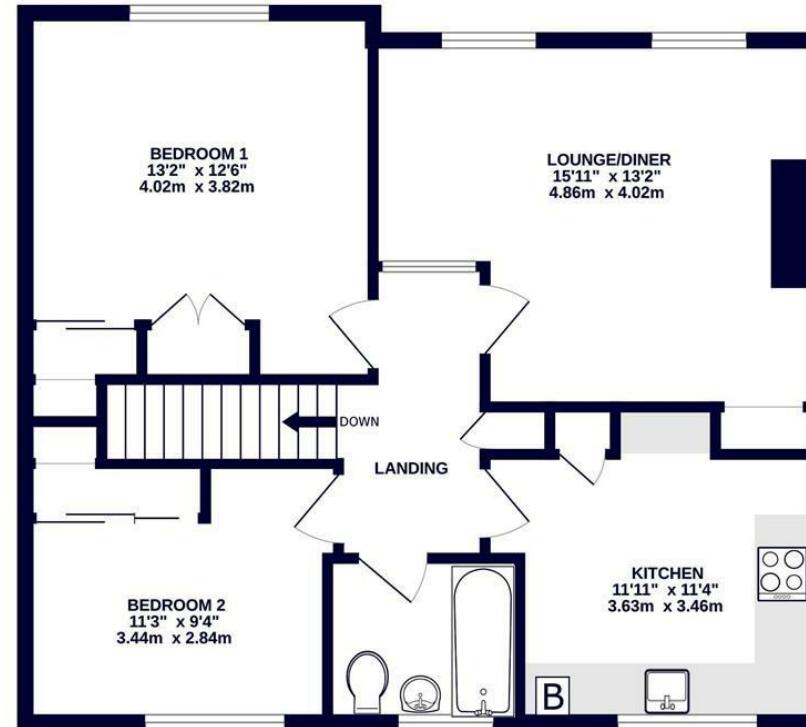




GROUND FLOOR
71 sq.ft. (6.6 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



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TOTAL FLOOR AREA : 776 sq.ft. (72.1 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	
2014/15: A	A
2014/15: B	B
2014/15: C	C
2014/15: D	D
2014/15: E	E
2014/15: F	F
2014/15: G	G
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

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.