

# Chapel Lane

Hillingdon • Middlesex • UB8 3DS

Guide Price: £465,000



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Offered to the market is this sizable two bedroom end of terrace home, fantastically presented throughout this is a great space for a first time buyer or a buy to let investor looking for someone to move straight in. The property compromises of two sizable bedrooms a large family bathroom, a 26ft through lounge with a further rear extension compromising of the fully fitted kitchen.

The property benefits from off street parking along with a private rear garden and a double garage accesses via a service road at the rear or via the private garden. This home makes for an ideal space in a fantastic location nearby to numerous amenities, transport links and highly regarded schools.

Two bedroom house

End-terraced

Extended

13ft living room

14ft kitchen/breakfast room

Downstairs W/C

15ft main bedroom

18ft 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.

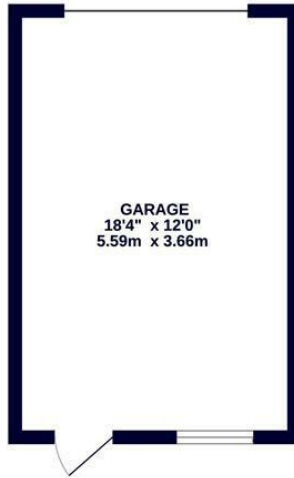








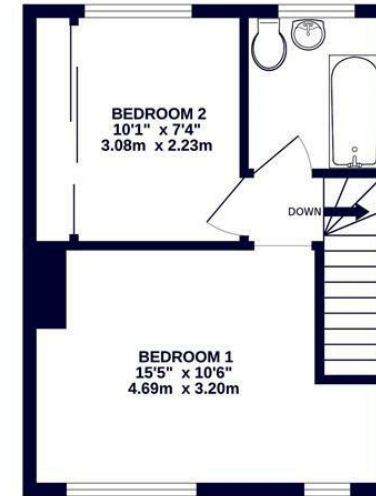
OUTBUILDING  
220 sq.ft. (20.4 sq.m.) approx.



GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales 10/2020 (RPE) 2020/01/18/20		

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.